

SEPTEMBER 1955

VOLUME I • NUMBER 9

CONSTRUCTION REVIEW

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PRICES OF BUILDING MATERIALS

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- *Expenditures*
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*Inquiries on the content of Construction Review may be
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At a Glance

NEW CONSTRUCTION ACTIVITY IN AUGUST--Outlays for new construction continued at peak levels in August 1955, totaling nearly \$4 billion, and reached an alltime high of \$27.1 billion for the first 8 months of the year. After adjustment for seasonal factors, new construction activity in August was at an annual rate of \$41.5 billion. This compares with the record annual rate of \$42.4 billion in May 1955, an average rate of \$41.7 billion for the first 8 months of this year, and actual outlays of \$37.6 billion during 1954. Most major types of construction showed a normal seasonal movement between July and August this year. However, activity on stores and similar mercantile establishments showed an unseasonally sharp increase, reaching a new monthly peak. On the other hand, private residential construction (which usually remains steady) edged off, reflecting a downward trend in housing starts during the preceding 2 months.

HOUSING STARTS IN JULY--Nonfarm housing starts declined more than seasonally in July 1955 to 115,000 units--11 percent below the June total. This July's starts were a fraction below July 1954, but exceeded the July level for all other years except the record year 1950. The June-to-July decrease was countrywide, and probably reflects some voluntary adjustment in mortgage credit. The increased downpayments and shorter maturities on Government-assisted housing to tighten home-buying credit were not announced until July 30 and could not have affected the July starts. Private housing starts of 114,200 units in July represented a seasonally adjusted annual rate of 1,202,000 units--well below the average annual rate of 1,325,000 units for the 3 preceding months but slightly above the July rate last year. A total of 799,300 public and private units was started during the first 7 months of this year, compared with 685,500 last year and 850,100 in the peak year 1950.

FHA-VA ACTIVITY IN JULY--Nonfarm housing starts under FHA and VA programs in July were about 12 percent below the previous month's record total, but continued to account for about 55 percent of total private housing starts. Most of the reduction was in the FHA program: VA starts were within 6 percent of their June peak but the FHA-assisted starts had dropped more than 20 percent. Meanwhile, FHA applications for mortgage insurance and VA appraisal requests declined substantially from their March 1955 peaks. This augurs further curtailment in Government-assisted housing during the remainder of the year, even without the influence of stiffer credit regulations which were not introduced until the end of July.

NONFARM MORTGAGE RECORDINGS IN JUNE--The \$2.6 billion of nonfarm mortgages recorded in June 1955 surpassed all previous monthly records. The total for the first half of 1955 was \$13.9 billion, or nearly 40 percent above the previous high for the same period, reported last year. Savings and loan associations extended almost 40 percent of the home mortgage credit during June and commercial banks were the second largest lenders with about 20 percent of the total. The average nonfarm mortgage thus far in 1955 was \$7,183--12 percent higher than the average for the first half of 1954.

BUILDING-PERMIT ACTIVITY IN JULY--Building-permit valuations dropped 16 percent from June to July, interrupting the spring uptrend begun in February. All types of building construction underwent some seasonal curtailment in permit volume. Total permit valuations for July 1955 were 9 percent higher than in the same month last year, the only exceptions to a general pattern of increases being in office and community buildings (hospitals, churches, schools). The \$11.5-billion total for the first 7 months of 1955 was more than 20 percent above the comparable 1954 figures, with housing accounting for nearly four-fifths of the gain.

PUBLIC CONTRACTS AWARDED IN JUNE--Contracts were awarded for \$1.1 billion of public construction in June--a third more than in May. About 70 percent of the June increase was in Federal contracts, principally for industrial buildings, hospitals,

At a Glance

airfields and airfield buildings, and warehouses. Seasonal expansion of highway construction programs accounted for the major share of the rise in contracts awarded by State and local governments. The value of all public construction contracts awarded during the first half of the year was 10 percent higher in 1955 than in 1954, with State and local projects comprising more than four-fifths of the total in both years.

CONTRACTS AWARDED IN THE 37 EASTERN STATES IN JULY--The \$2.3 billion total of construction contracts awarded in the 37 States east of the Rocky Mountains in July was about the same as in June, but was 24 percent above the July 1954 figure. Gains in building construction more than compensated for the lower value of contracts for engineering projects in July 1955 compared with both the previous month and July a year ago. Contract awards for the first 7 months of 1955 were the highest on record and 29 percent above the total for the same period of last year.

CONSTRUCTION COSTS IN JULY--Construction cost indexes continued their upward trend in July. The Department of Commerce composite index rose 1 percent in July to 126.0 percent of the 1947-49 average--a 3-percent gain over the year. Most of this increase occurred during the past 5 months.

WHOLESALE PRICES OF BUILDING MATERIALS IN JULY--The wholesale price index for building materials reached an alltime high of 125.7 in July--a rise of over 5 points since July 1954. Almost a third of the year's rise occurred between June and July this year. Although the increases over the month covered a wide range of commodities, steel materials exerted a dominant influence, reflecting the July advance in steel prices. Price increases over the month ranged from 6 to 10 percent for structural steel, reinforcing bars, pipe, nails, and steel window sash, for example. A 4-percent rise in asphalt roofing brought this commodity to a record price level in July. The 4-percent increase in plate glass prices was the first change for this commodity in 2 years. Price rises of 1 to 3 percent occurred for elevators, maple flooring, building lime, and linseed oil, and there were slight increases for softwood lumber, cement, and brick and tile.

CONSTRUCTION MATERIALS OUTPUT IN JUNE--June was a banner month in output of most major building materials. New postwar highs were registered in June in the manufacture of lumber, wood, asphalt, iron, steel, and clay construction products. June production of Portland cement was only slightly below the alltime record set in May. Millwork and heating and plumbing equipment reached postwar highs for the month of June, and paint, varnish, and lacquer output almost equaled the postwar June peak of 1950.

CONTRACT CONSTRUCTION EMPLOYMENT IN JULY--Better-than-seasonal gains were reported in contract construction employment in July. The June-to-July increase of 79,000 workers brought total employment to 2,694,000--about the same as in July 1954.

State-by-State employment figures available through June show that although most States reported more construction workers on the job in June 1955 than a year ago, in several major States--New York, Ohio, and Michigan--contract construction employment was below the June 1954 level. Illinois showed little change, while Pennsylvania, California, and Texas reported gains of 6 to 11 percent over last year.

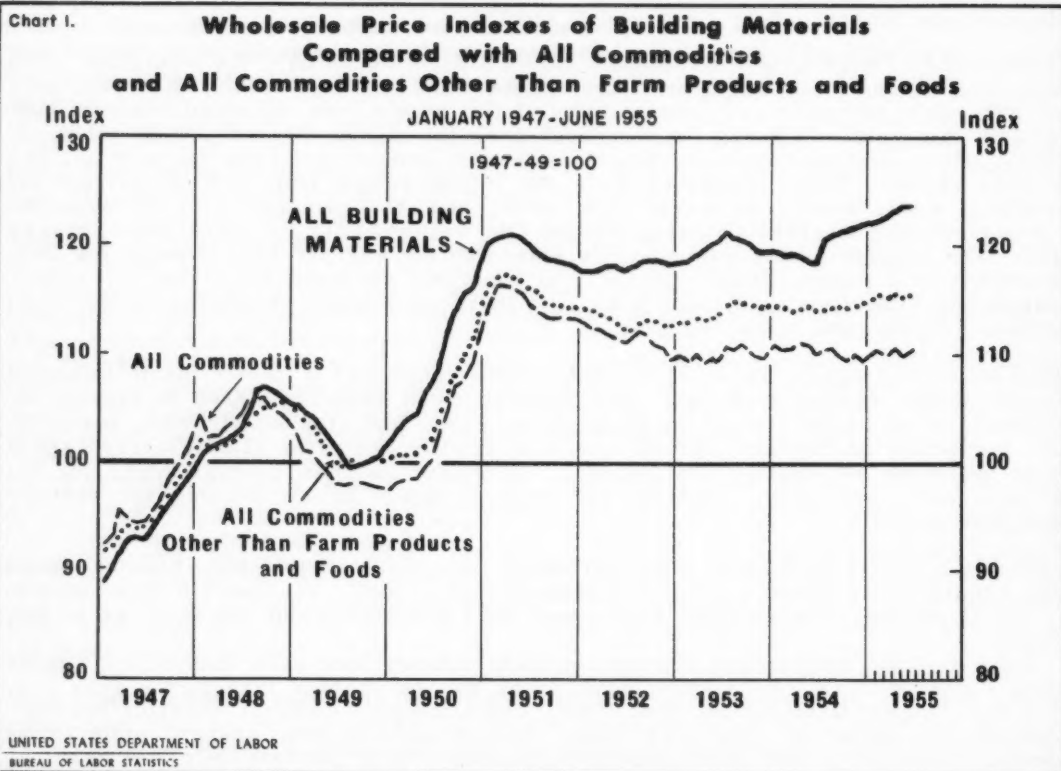
HOURS AND EARNINGS IN JUNE--Weekly earnings in contract construction reached a new high of \$97.27 in June--75 cents above their previous maximum of last August and nearly \$1.65 higher than in June 1954. The higher weekly earnings this June as compared with a year ago resulted entirely from wage increases, reflected in a 7-cent rise in hourly earnings (to \$2.58), since the average workweek on most types of construction was slightly shorter in June 1955 than in the same month last year.

Prices of Building Materials, 1950-55

ISABEL P. HUGHES*

Wholesale prices advanced more sharply for building materials¹ than for most other commodities during the 5½-year period January 1950 to June 1955. The overall rise for building materials was 22 percent, compared with 13 percent for all commodities (including building materials), and 15 percent for all commodities other than farm products and processed foods. After closely paralleling the movements of these other two wholesale price indexes from 1947 through 1949 (see chart 1), the building materials index rose more rapidly than the other two in the early part of 1950 and has remained at a substantially higher level. The spread has increased since mid-1954, as building materials prices rose after a slight downtrend in late 1953 and early 1954, while wholesale prices, generally, have continued on the virtual plateau established in 1953.

The huge volume and steady uptrend of building construction in the past decade has created a heavy and sustained demand for building materials, with resulting pressures on prices. Demands for



* Of the Division of Prices and Cost of Living, Bureau of Labor Statistics, U. S. Department of Labor.

¹ Building materials, as the term is used here, refer to those materials included in the Bureau of Labor Statistics' Wholesale Price Index of Building Materials. They are either (1) physically incorporated as an integral part of a building (residential, commercial, or industrial) during its construction or (2) normally installed during the process of construction and not removable without seriously impairing the use of the building or actually destroying a portion of the building. All materials usually incorporated into buildings by the general contractor or his subcontractors are therefore included. Specifically excluded are consumer durable goods such as kitchen ranges, refrigerators, and air-conditioning equipment. Items used primarily in nonbuilding construction such as railroad, pipeline, dam and highway work, are assigned weights in accordance with their use in building construction.

new building have emanated not only from a growing and mobile population and an expanding economy, but also from underbuilding during the thirties and restrictions on construction during wartime years. Housing, the major user of building materials and the spearhead of current construction activity, has accounted for about a third of total new construction since the end of World War II, as compared to about a fifth in the decade preceding the war. As housebuilding and related types of construction activity expanded, prices, after some lag, reflected the demand for materials.

Trends during 1950-54

In the first half of 1950, the building materials index rose 5.3 percent, compared with a 2.5-percent increase for the all commodities index and 1.8 percent for all commodities less farm products and foods. The price rise for building materials during the last half of 1950 (nearly 9 percent) was the greatest for any similar period since the price controls of World War II were lifted in November 1946. This reflected to a large extent the huge upsurge in construction, which reached new peaks in 1950. The 1950 housing boom started in 1949 when accumulated wartime savings and housing needs met with declining costs, greatly liberalized legislation governing FHA- and VA-assisted loans (passed in August 1948), and a very easy mortgage market. The total of 1,396,000 new dwelling units begun in 1950 is still unsurpassed; many other types of building construction also reached unprecedented levels in 1950. Although prices of all commodities, like building materials, had sharp, sustained, upward movements after the outbreak of the Korean conflict in mid-1950, the rise in building materials prices was more pronounced.

After the imposition of price controls in January 1951, all 3 indexes leveled off and by the end of the year each had drifted down nearly 2 percent. Beginning in 1952, the building materials index fluctuated slightly in response to price changes in lumber and metal products, until the end of price controls in February and March 1953. The other 2 indexes continued to decline, losing approximately 5 percent from March 1951 to February 1953.

Following price decontrol, price advances for building materials were small but by July 1953 the index had reached the highest point up to that time. The increase in the first half of that year was nearly double the rise for the other two wholesale price indexes. This overall advance in building materials prices resulted from increases in a number of items, particularly Portland cement (up 6 percent from February to April) and finished steel (up 8 percent between April and July). Softwood lumber prices, meanwhile, were moving in the opposite direction, affected by some overproduction, and under-selling by Canadian producers.

From the 1953 peak in July to mid-1954, building materials prices declined gradually by 2.3 percent while the other 2 indexes remained fairly steady. Supplies of certain building materials, previously restricted for civilian construction, had become more plentiful through the gradual relaxation during 1952-53 of the Controlled Materials Plan, which had governed the flow of materials to non-defense construction. In addition, there was keen competition for funds from commerce and industry during the 1953 economic peak, so that home mortgage funds were relatively tight, and housing activity declined. By mid-1954, however, housing and related types of building began to rise rapidly in response to the stimulus provided by several adjustments including lower demand for capital funds from other investment areas because of the 1953-54 recession, Federal Reserve actions to ease credit, higher interest rates on Government-assisted housing mortgages, and issuance of Veterans Administration regulations permitting no-downpayment, 30-year mortgages. The demand for building materials increased, tight supplies resulted, and prices started upward again. From June to December 1954, the building materials index advanced 3 percent while the index for all commodities declined by 0.5 percent and all commodities less farm products and foods rose by 0.6 percent.

Recent trends

The rise in building materials prices has continued into 1955, with the overall increase amounting to nearly 2 percent from January to June. Construction activity for the first 6 months of 1955 was at new peaks, with total expenditures up 14 percent over the January-June 1954 level, and residential construction, 29 percent higher. The all commodities index during the first half of 1955 continued to fluctuate within a narrow range, as it has for the past 2½ years. The June index for all commodities less farm products and foods remained practically unchanged from the January level.

CONSTRUCTION REVIEW

TABLE 1.—WHOLESALE PRICE INDEXES: ALL COMMODITIES AND MAJOR BUILDING MATERIALS, SELECTED DATES, 1950-55

(1947-49 = 100)

Commodity	Weight of items in building materials index ¹ Percent	Wholesale price indexes					Percent change ²		
		1950	1954		1955		Jan. 1950 to June 1955	Jan. 1954 to June 1954	Jan. 1955 to June 1955
		Jan.	Jan.	June	Jan.	June			
All commodities.....	--	97.7	110.9	110.0	110.1	119.3	12.9	-0.8	0.2
All commodities less farm products and processed foods.....	--	100.4	114.6	114.2	115.2	115.6	15.1	-.3	.3
All building materials.....	--	102.1	119.6	118.5	122.1	124.1	21.5	-.9	1.6
All lumber and wood products.....	30.7	100.8	117.0	116.3	120.3	123.6	22.6	-.6	2.7
Douglas fir.....	6.8	95.0	110.5	116.7	126.5	131.9	38.8	5.6	4.3
Southern pine.....	4.3	98.1	111.4	107.5	114.7	113.4	15.6	-3.5	-1.1
Hardwoods.....	3.2	101.3	114.4	112.1	111.5	119.2	16.7	-1.8	6.0
Millwork.....	7.4	108.1	131.1	130.8	130.4	128.3	18.7	-.2	-1.6
Softwood plywood.....	2.3	102.1	105.8	100.9	110.4	110.5	8.2	-4.6	.1
All heating equipment.....	7.1	101.8	115.3	113.8	113.9	113.5	11.5	-1.3	-.4
Boilers and radiators.....	(3)	106.3	133.0	132.2	132.8	132.0	24.2	-.6	-.6
Furnaces.....	(3)	100.7	120.5	120.6	120.6	119.8	19.0	.1	-.7
Water heaters.....	(3)	105.2	111.0	107.6	107.7	107.4	2.1	-3.1	-.3
All plumbing equipment.....	4.4	101.7	118.2	118.5	118.7	123.2	21.1	.3	3.8
Enameled iron.....	(3)	107.7	129.2	129.2	129.3	120.3	20.1	0	0
Vitreous china.....	(3)	106.6	111.7	111.7	111.7	117.3	10.0	0	5.0
Enameled steel.....	(3)	104.4	113.7	113.7	113.7	115.8	10.9	0	1.8
Brass fittings.....	(3)	94.7	115.9	116.5	117.1	123.4	30.3	.5	5.4
Metal sash.....	5.7	102.8	127.3	127.3	132.5	133.2	29.6	0	.5
Building wire.....	1.8	77.5	96.4	82.9	105.0	118.6	53.0	-14.0	13.0
Steel structural shapes.....	2.2	120.4	141.9	141.3	146.2	146.2	21.4	-.4	0
Concrete aggregates.....	5.9	105.3	115.5	115.9	117.0	119.0	13.0	.3	1.7
Cement.....	2.4	106.6	124.8	124.9	129.9	131.6	23.5	.1	1.3
Concrete block.....	3.3	101.4	112.7	113.2	111.4	112.0	10.5	.4	.5
Paint.....	6.0	98.0	112.8	112.8	112.8	114.8	17.1	0	1.8
Asphalt roofing.....	3.1	101.7	109.9	94.2	106.1	106.7	4.9	-14.3	.6
Asbestos cement shingles.....	1.6	107.2	130.0	130.9	132.3	137.3	28.1	.7	3.8
Brick.....	1.0	106.6	120.0	120.6	122.7	124.2	16.5	.5	1.2
Window glass.....	1.2	103.9	131.3	131.3	131.3	138.8	33.6	0	5.7
Gypsum products.....	1.7	102.3	122.1	122.1	122.1	122.1	19.4	0	0

¹ Weights for materials not shown above are as follows:

Percent	Percent	Percent	Percent
Linseed oil..... .2	Nails, wire..... .1	Screening, galvanized..... .1	Rubber floor tile..... .2
Turpentine..... (*)	Cast iron soil pipe..... .5	Screening, bronze..... .1	Nonmetallic minerals:
Other softwoods..... .6	Aluminum sheets..... .1	Machinery and motive products:	Plate glass..... .1
Hardwood plywood..... .6	Copper water tubing..... .1	Elevators and	Concrete products
Building paper..... .1	Nonmetallic sheathed	escalators..... .8	(includes concrete
Metals and metal products:	cable..... .1	Fan and blowers..... .2	block and pipe)..... 5.0
Bars, concrete	Cabinet hinge..... .4	Incandescent lamps..... .1	Structural clay prod-
reinforcing..... .8	Door lock set..... .1	Furniture and household durables:	uct (includes brick,
Galvanized sheets..... .1	Butts..... .5	Kitchen cabinet, metal..... .7	tile, and sewer pipe)..... 2.7
Pipe, black steel..... .9	Basement oil tanks..... .3	Linoleum, inlaid..... .5	Other nonmetallic
Pipe, galvanized..... .5	Wood screws..... .1	Asphalt floor tile..... .7	minerals (includes
			lime, insulation ma-
			terials, and asbestos
			cement shingles)..... 2.8

(*) Less than one-tenth of 1 percent.

² Unless otherwise indicated, all percent changes are increases.

³ Not available separately.

Of the major building materials listed in table 1, only 3--Douglas fir lumber, millwork, and warm-air furnaces--showed less strength in prices reported in the first half of this year than in the first half of 1954. Douglas fir prices were still moving up but at a less rapid pace, the increase being 4.3 percent from January to June 1955 compared to 5.6 percent in the first half of last year. Millwork

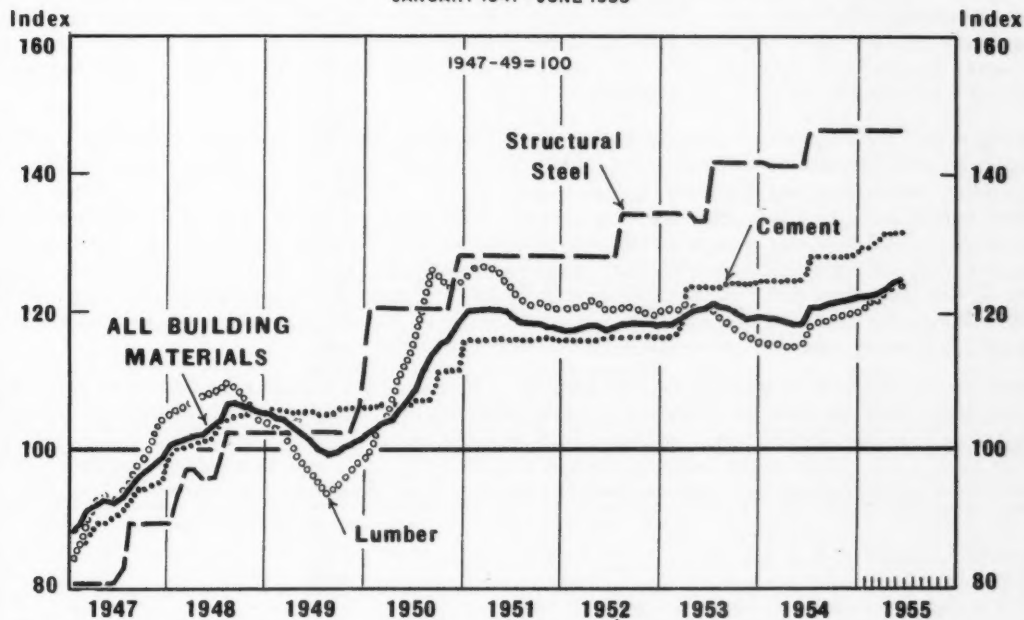
prices have declined 3 percent in the past 2 years, with most of the decrease occurring this year, as competition from steel and aluminum materials sharpened. Furnace prices, practically unchanged during 1954, were down about 1 percent this year also as a result of competitive conditions in the industry. Those materials which have shown the greatest increases so far in 1955 include lumber, building (electric) wire, asbestos cement shingles, and plumbing equipment, particularly vitreous chinaware and brass fittings.

In recent weeks there has been a tightening of mortgage credit. Of particular influence on housing will be the actions taken by the Veterans Administration and the Federal Housing Administration on July 30, which raised the minimum cash downpayment and reduced the maximum repayment period for Government-assisted housing. Nevertheless, the demand for building, especially housing, continues at a high rate, with a substantial replacement market. The outlook, therefore, is for continuing pressure on building materials prices. The prices of some metal building materials are already reflecting the steel price increase which became effective in July.

Chart 2.

Wholesale Price Indexes of Selected Building Materials

JANUARY 1947-JUNE 1955



UNITED STATES DEPARTMENT OF LABOR
BUREAU OF LABOR STATISTICS

Price movements by commodities, 1950-55

Although prices of all the major building materials were higher in June 1955 than in January 1950, the spreads varied widely among the different commodities, ranging from a 2-percent increase for water heaters to a 53-percent rise for building wire. Those materials which in June 1955 had made the greatest advances, 25 percent or more, over the base period (1947-49 = 100) included, in order of percent increase, certain types of western pine, structural steel, asbestos cement shingles, window glass, metal sash, boilers and radiators. Douglas fir lumber, cement, enameled iron plumbing fixtures, and millwork.

Among the building materials whose prices have deviated the most from the general trend of building materials prices during the past 5½ years are those discussed below.

Lumber. Lumber is one of the more volatile of building materials in its price movement. It was at about the same level as the index for all building materials in mid-1955, after substantial movement above it from mid-1950 to mid-1953 and below, from mid-1953 to mid-1955. Douglas fir advanced 48 percent from the last half of 1949 to the last half of 1950, outstripping all other commodities. In the same period southern pine rose 32 percent, hardwoods 41 percent, and softwood plywood 43 percent, as compared to an increase of 19 percent for all building materials. Douglas fir later lost nearly half its increase and southern pine and hardwoods about a third. Hardwoods dropped first, reaching their low point in late 1952; Douglas fir, in late 1953; and southern pine, last summer. They have all reversed the trend since then with Douglas fir making the greatest comeback. Millwork had shown unusual strength prior to this year. It edged down slightly in 1952 but was among the stronger materials, price-wise, in the 5½-year period. Plywood prices dropped sharply at the end of each of the years 1951, 1952, and 1953, and during the spring of 1954, but have since steadied. Price trends for lumber and other important materials are shown in chart 2.

Structural steel. Prices of structural steel, for which there has been a long-term increasing demand, have risen each year since 1946 with the exception of 1951. Currently the price index for structural steel is substantially above the index for building materials as a whole. The increases have usually occurred in midyear when revisions resulting from negotiation of new wage contracts in the industry, and other factors, are incorporated. The index of structural steel prices in June 1955 was 146.2 (1947-49 = 100) and by July had risen sharply to 157.5.

Building wire. Building wire is produced primarily from copper, which is sensitive, pricewise, to international as well as domestic developments affecting the copper market. Accordingly, price movements of building wire are among the most erratic of any of the building materials. The recession in the copper market in early 1949, after copper prices had reached the highest level in a generation, was responsible for a 32-percent decline in building wire prices. In May 1950, however, wire prices started upward and by the time price controls were imposed in early 1951 had risen 53 percent. Following a break in the nonferrous scrap market, wire prices declined a total of 40 percent from mid-1953 to mid-1954. They have since recovered about two-thirds of this loss and are still moving upward, but by mid-1955 they were somewhat below the index for all building materials.

Asphalt roofing. For 20 or more years prior to 1947, the price level of this commodity was among the highest of the building materials. Since it is made of materials in abundant supply and has been highly standardized, it has become very competitive in recent years. Asphalt roofing has maintained the lowest price level of any of the building materials since 1950. It dropped sharply in December 1951, in mid-1954, and again last February. In June it returned to the January level.

Fifty Leading Areas in Homebuilding in 1954¹

The Los Angeles metropolitan area led the country in homebuilding last year. With more than 104,000 new units, Los Angeles had a margin of approximately 10,000 units over the New York area, which stood second in a list of 50 metropolitan areas with the greatest volume of residential building during 1954. Six other leading areas, besides Los Angeles, were located in California. These 7 accounted for 176,000 new units, or almost one-quarter of the total for the 50 leading areas. Texas and Ohio each had 4 areas in the top 50, and New York and Florida, 3 each.

FIFTY LEADING AREAS IN HOMEBUILDING IN 1954

Metropolitan area	Number of new dwelling units		Metropolitan area	Number of new dwelling units	
	Total ¹	Per 1,000 population ²		Total ¹	Per 1,000 population ²
1. Los Angeles, Calif. ³	104,100	23.9	26. Phoenix, Ariz. ³	8,900	28.8
2. New York-Northeastern, N.J. ³	94,100	7.3	27. Ft. Worth, Tex.	8,000	22.8
3. Chicago, Ill. ³	49,000	9.0	28. Louisville, Ky.	7,500	13.5
4. Detroit, Mich. ³	41,000	13.7	29. Cincinnati, Ohio	7,400	8.3
5. Philadelphia, Pa.	30,500	8.5	30. Sacramento, Calif.	7,300	27.8
6. San Francisco-Oakland, Calif. ³	28,400	12.8	31. Columbus, Ohio ³	7,300	14.8
7. Washington, D. C. ³	23,700	16.5	32. Dayton, Ohio	7,100	16.2
8. Miami, Fla. ³	16,200	32.7	33. Norfolk-Portsmouth, Va. ³	7,000	16.2
9. Dallas, Tex.	15,900	26.1	34. Memphis, Tenn. ³	7,000	15.4
10. Baltimore, Md. ³	15,500	11.8	35. Indianapolis, Ind. ³	6,700	12.3
11. Cleveland, Ohio ³	13,400	9.2	36. San Antonio, Tex.	6,600	13.5
12. Minneapolis-St. Paul, Minn.	13,300	12.1	37. Wichita, Kans.	6,200	29.1
13. St. Louis, Mo.	13,200	8.0	38. Kansas City, Mo.	6,000	7.6
14. Houston, Tex.	13,200	16.5	39. Portland, Oreg.	6,000	9.2
15. Denver, Colo. ³	12,700	23.2	40. New Orleans, La.	5,900	8.6
16. Pittsburgh, Pa.	12,500	5.8	41. Oklahoma City, Okla.	5,300	16.6
17. Atlanta, Ga. ³	12,500	19.1	42. Jacksonville, Fla.	5,300	17.6
18. San Jose, Calif.	11,500	43.6	43. Birmingham, Ala. ³	4,800	8.8
19. San Bernardino, Calif.	10,800	40.3	44. Flint, Mich.	4,700	18.3
20. Boston, Mass. ³	10,700	4.5	45. Rochester, N.Y. ³	4,100	8.7
21. San Diego, Calif. ³	10,200	19.1	46. Salt Lake City, Utah ³	4,100	15.4
22. Seattle, Wash. ³	9,900	13.8	47. Hartford, Conn.	4,000	11.4
23. Tampa-St. Petersburg, Fla.	9,600	24.4	48. Richmond, Va.	4,000	12.3
24. Milwaukee, Wis. ³	9,500	10.9	49. Fresno, Calif.	3,900	17.4
25. Buffalo, N. Y. ³	8,900	8.4	50. Spokane, Wash.	3,500	16.7

¹ Primarily based on dwelling units authorized by building permits. See footnote to text.

² New dwelling units in 1954 per 1,000 of nonfarm population according to the 1950 Census.

³ Estimates for these areas are published monthly in Construction Review (see table 18). Housing activity data for the remaining areas among the 50 shown here are not available by month. Estimates of residential building permit activity for metropolitan areas are not available for periods before 1954.

Since population is one of the major determinants of housing demand it is not surprising that the 5 areas with the largest populations led in the volume of residential building in 1954. The 14 metropolitan areas with populations of over a million in 1950 were among the first 25 in residential construction activity.

¹ The estimates presented are based primarily on summaries of building permit reports submitted by building inspectors. For the 50 areas the proportion of the 1950 nonfarm population covered by the building permit reports received is as follows: in 12 areas, 100 percent; in 28 areas, 95 to 99 percent; and in 10 areas, 80 to 94 percent. Field surveys are made in nonpermit issuing places in 14 areas not covered completely by building permits. In 8 areas the field surveys cover 100 percent of the nonpermit places; in the remaining 6 areas the data for a sample of nonpermit places surveyed have been expanded to represent all nonpermit places in the areas. In the other 24 areas not covered completely by permits, the rate of building in nonpermit places has been assumed to be the same as the rate in the reporting permit places. It is not known to what extent this assumption may affect the estimates although it is improbable that this method introduces significant errors. The estimates make no allowance for homebuilding which takes place in permit places without the issuance of a permit. It is believed unlikely that this under-measurement is substantial in the areas under consideration because in larger cities building codes are strictly enforced.

The relationship between population and housing is complex. Analysis of such factors as the migration from the central city to the suburbs, household composition, and occupational status, as well as the changing economic base of an area, is necessary before the impact of the overall changes in population on housing can be assessed. Their effects are reflected in the wide variations among the 50 areas in the volume of new housing per 1,000 of 1950 population.

For example, the 1954 homebuilding rate in the Los Angeles area, which ranked third in population, was 23.9 units per 1,000 population, or more than three times the rate in New York--the nation's largest population center. Chicago, with the second largest population, added only 9.0 units per 1,000. The 1950 Census showed that Los Angeles had grown much more rapidly than the two larger areas during the forties. Numerous signs point to Los Angeles' growth since 1950, among them the employment expansion in its aircraft plants and heavy in-migration of workers during most of the period since the Korean outbreak.

Miami was among the top 10 areas in residential building in 1954, outstripping many areas with much larger populations. Rapid population growth--almost 85 percent between 1940 and 1950--coupled with substantial employment gains in recent years, helped to account for the more extensive housing production in Miami than in other much more populous areas.

Three comparatively small but rapidly growing areas in California--San Jose, San Bernardino, and San Diego--added about the same number of new homes in 1954 as Boston, the sixth largest area in the country. Boston's population, however, had increased proportionately less than any of the other leading housing areas between 1940 and 1950. Boston also underwent substantial payroll reductions in 1954, led by retrenchment in its shipyards and electrical equipment plants. About 30 areas had larger populations than some of the 50 areas shown below, but lagged behind them in volume of residential building in 1954.

Although sufficient data were not available to permit estimates of dwelling units for all of the 168 standard metropolitan areas, the ranking of the 50 metropolitan areas according to the volume of homebuilding in 1954 is reliable in most instances. Enough information was available to indicate that only the two areas at the bottom of the list were likely to be displaced.

Part I--Construction Put in Place

11

Table 1.--New Construction Put in Place: Current Month, by Type of Construction

Type of construction	Value (in millions of dollars)					Percent change		
	1955		1954	First 8 months		August 1955 from--		First 8 months, 1954-55
	Aug.	July	Aug.	1955	1954	July 1955	Aug. 1954	
TOTAL NEW CONSTRUCTION	3,978	3,956	3,693	27,051	23,979	+ 1	+ 8	+13
PRIVATE CONSTRUCTION	2,764	2,763	2,457	19,291	16,267	(1)	+12	+19
Residential building (nonfarm).....	1,492	1,523	1,313	10,514	8,297	- 2	+14	+27
New dwelling units.....	1,335	1,360	1,175	9,470	7,355	- 2	+14	+29
Additions and alterations.....	125	130	110	835	739	- 4	+14	+13
Nonhousekeeping.....	32	33	28	209	203	- 3	+14	+ 3
Nonresidential building.....	683	666	556	4,785	4,022	+ 3	+23	+19
Industrial.....	199	196	159	1,510	1,336	+ 2	+25	+13
Commercial.....	286	277	210	1,864	1,405	+ 3	+36	+33
Warehouses, office and loft buildings.....	96	94	88	701	604	+ 2	+ 9	+16
Stores, restaurants, and garages.....	190	183	122	1,163	801	+ 4	+56	+45
Other nonresidential building.....	198	193	187	1,411	1,281	+ 3	+ 6	+10
Religious.....	69	66	56	470	360	+ 5	+23	+31
Educational.....	43	41	50	322	337	+ 5	-14	- 4
Hospital and institutional.....	31	31	29	234	220	0	+ 7	+ 6
Social and recreational.....	24	24	22	160	144	0	+ 9	+11
Miscellaneous.....	31	31	30	225	220	0	+ 3	+ 2
Farm construction.....	150	148	167	974	1,082	+ 1	-10	-10
Public utility.....	425	410	409	2,901	2,793	+ 4	+ 4	+ 4
Railroad.....	26	29	26	206	231	-10	0	-11
Telephone and telegraph.....	60	65	58	455	436	- 8	+ 3	+ 4
Other public utility.....	339	316	325	2,240	2,126	+ 7	+ 4	+ 5
All other private.....	14	16	12	117	73	-13	+17	+60
PUBLIC CONSTRUCTION	1,214	1,193	1,236	7,760	7,712	+ 2	- 2	+ 1
Residential building.....	19	21	25	173	245	-10	-24	-29
Nonresidential building.....	397	393	437	2,944	3,124	+ 1	- 9	- 6
Industrial.....	60	62	130	579	1,089	- 3	-54	-47
Educational.....	230	226	195	1,640	1,378	+ 2	+18	+19
Hospital and institutional.....	32	32	37	236	248	0	-14	- 5
Other nonresidential building.....	75	73	75	489	409	+ 3	0	+20
Military facilities.....	128	123	97	821	648	+ 4	+32	+27
Highway.....	460	450	479	2,420	2,335	+ 2	- 4	+ 4
Sewer and water.....	103	104	94	721	643	- 1	+10	+12
Public service enterprises.....	34	29	25	163	145	+17	+36	+12
Conservation and development.....	56	56	64	405	470	0	-13	-14
All other public.....	17	17	15	113	102	0	+13	+11

Source: Departments of Commerce and Labor.

¹ Change of less than one-half of 1 percent.

NOTE: For all the statistical series shown in Construction Review, data for the latest months or quarter, and the most recent year, are subject to revision.

CONSTRUCTION REVIEW

Table 2.—New Construction Put in Place: Recent Monthly Trend, by Type of Construction

(Value, in millions of dollars)

Type of construction	1954					1955							
	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.
TOTAL NEW CONSTRUCTION..	3,693	3,674	3,503	3,329	3,092	2,819	2,697	2,974	3,257	3,555	3,815	3,956	3,978
PRIVATE CONSTRUCTION	2,457	2,460	2,420	2,358	2,263	2,072	2,003	2,179	2,345	2,496	2,669	2,763	2,764
Residential building													
(nonfarm).....	1,313	1,327	1,321	1,293	1,258	1,122	1,049	1,170	1,298	1,380	1,480	1,523	1,492
New dwelling units	1,175	1,195	1,195	1,175	1,150	1,030	960	1,070	1,170	1,230	1,315	1,360	1,335
Additions and alterations....	110	107	102	96	86	71	68	79	105	123	134	130	125
Nonhousekeeping	28	25	24	22	22	21	21	21	23	27	31	33	32
Nonresidential building	556	558	554	564	552	542	549	559	562	590	634	666	683
Industrial	159	162	170	178	184	186	187	186	184	183	189	196	199
Commercial.....	210	210	202	203	192	188	199	208	213	234	259	277	286
Warehouses, office and													
loft buildings	88	88	89	90	87	84	83	82	84	88	90	94	96
Stores, restaurants,													
and garages	122	122	113	113	105	104	116	126	129	146	169	183	190
Other nonresidential bldg. ..	187	186	182	183	176	168	163	165	165	173	186	193	198
Religious	56	58	59	59	57	55	53	53	54	58	62	66	69
Educational	50	50	49	48	45	42	39	41	40	37	39	41	43
Hospital & institutional ..	29	30	29	29	29	28	28	28	28	30	30	31	31
Social and recreational....	22	22	22	21	19	18	17	16	17	20	24	24	24
Miscellaneous	30	26	23	26	26	25	26	27	26	28	31	31	31
Farm construction	167	153	126	106	93	92	95	103	114	131	141	148	150
Public utility	409	410	407	383	348	302	297	333	357	379	398	410	425
Railroad	26	28	38	28	28	20	19	25	28	29	30	29	26
Telephone and telegraph	58	57	56	55	51	50	50	55	55	60	60	65	60
Other public utility	325	325	313	300	269	232	228	253	274	290	308	316	339
All other private	12	12	12	12	12	14	13	14	14	16	16	16	14
PUBLIC CONSTRUCTION.....	1,236	1,214	1,083	971	829	747	694	795	912	1,059	1,146	1,193	1,214
Residential building	25	24	23	22	22	22	21	23	22	22	23	21	19
Nonresidential building	437	410	390	366	351	342	316	354	366	379	397	393	397
Industrial	130	106	105	104	102	90	70	81	72	72	72	62	60
Educational	195	197	193	185	181	182	178	190	202	211	221	226	230
Hospital and institutional ..	37	33	31	28	25	25	23	28	31	32	33	32	32
Other nonresidential bldg. ..	75	74	61	49	43	45	45	55	61	64	71	73	75
Military facilities	97	98	101	95	88	82	78	83	99	110	118	123	128
Highway	479	492	389	320	214	155	150	180	255	360	410	450	460
Sewer and water	94	91	88	83	77	77	70	83	89	97	98	104	103
Public service enterprises....	25	23	19	16	15	13	11	14	16	20	26	29	34
Conservation and													
development	64	63	61	58	52	45	38	45	51	57	57	56	56
All other public	15	13	12	11	10	11	10	13	14	14	17	17	17

Source: Departments of Commerce and Labor.

COMPOSITION OF REGIONS AND GEOGRAPHIC DIVISIONS

NORTHEAST

1. New England
 - Connecticut
 - Maine
 - Massachusetts
 - New Hampshire
 - Rhode Island
 - Vermont
2. Middle Atlantic
 - New Jersey
 - New York
 - Pennsylvania

NORTH CENTRAL

3. E. N. Central
 - Illinois
 - Indiana
 - Michigan
 - Ohio
 - Wisconsin
4. W. N. Central
 - Iowa
 - Kansas
 - Minnesota
 - Missouri
 - Nebraska
 - North Dakota
 - South Dakota

SOUTH

5. S. Atlantic
 - Delaware
 - Dist. of Col.
 - Florida
 - Georgia
 - Maryland
 - N. Carolina
 - S. Carolina
 - Virginia
 - W. Virginia
6. E. S. Central
 - Alabama
 - Kentucky
 - Mississippi
 - Tennessee
7. W. S. Central
 - Arkansas
 - Louisiana
 - Oklahoma
 - Texas

WEST

8. Mountain
 - Arizona
 - Colorado
 - Idaho
 - Montana
 - Nevada
 - New Mexico
 - Utah
 - Wyoming
9. Pacific
 - California
 - Oregon
 - Washington

NONFARM POPULATION DISTRIBUTION IN 1950

NORTHEAST—29.5 percent.

NORTH CENTRAL—29.0 percent.

SOUTH—27.7 percent.

WEST—13.8 percent.

Chart I.

New Construction Put in Place

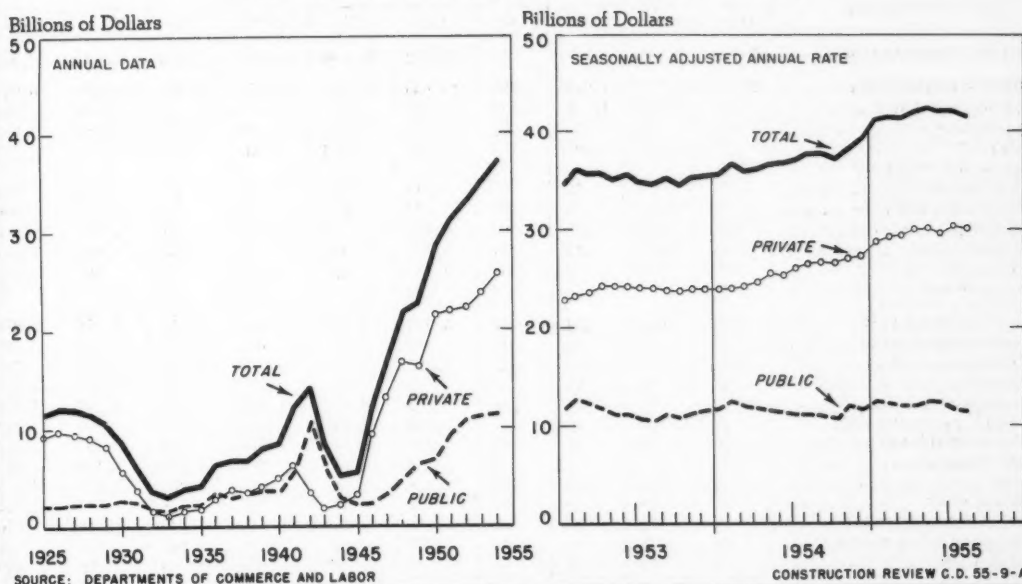


Table 3.--New Construction Put in Place: Seasonally Adjusted Annual Rate, by Type of Construction

(Value, in millions of dollars)

Type of construction	Seasonally adjusted annual rate							Annual total	
	1954	1955						1953	1954
	Aug.	Mar.	Apr.	May	June	July	Aug.		
TOTAL NEW CONSTRUCTION.....	38,388	41,304	41,916	42,372	42,072	41,892	41,544	35,271	37,577
PRIVATE CONSTRUCTION	26,712	29,352	29,976	30,024	29,832	30,168	30,012	23,877	25,768
Residential building (nonfarm)	14,304	15,960	16,392	16,392	16,296	16,464	16,128	11,930	13,496
Nonresidential building	6,408	7,248	7,464	7,512	7,464	7,644	7,848	5,680	6,250
Industrial	1,932	2,256	2,256	2,292	2,364	2,424	2,412	2,229	2,030
Commercial	2,412	2,820	2,952	2,964	2,928	3,012	3,252	1,791	2,192
Warehouses, office and loft buildings	1,032	1,056	1,104	1,152	1,152	1,140	1,116	739	958
Stores, restaurants, and garages	1,380	1,764	1,848	1,812	1,776	1,872	2,136	1,052	1,254
Other nonresidential building	2,064	2,172	2,256	2,256	2,172	2,208	2,184	1,660	2,008
Farm construction	1,536	1,452	1,440	1,428	1,404	1,392	1,380	1,731	1,560
Public utility	4,344	4,500	4,512	4,512	4,512	4,512	4,512	4,416	4,341
All other private	120	192	168	180	156	156	144	120	121
PUBLIC CONSTRUCTION	11,676	11,952	11,940	12,348	12,240	11,724	11,532	11,394	11,809
Residential building	264	288	276	264	264	240	204	556	336
Nonresidential building	4,620	4,524	4,392	4,416	4,536	4,212	4,212	4,346	4,641
Military facilities	984	1,128	1,260	1,380	1,380	1,356	1,296	1,307	1,030
Highway	3,816	3,852	3,828	4,080	3,900	3,828	3,708	3,160	3,750
Sewer and water	948	1,140	1,116	1,128	1,080	1,044	1,044	883	982
Public service enterprises	228	204	216	216	252	264	312	200	218
Conservation and development	660	648	684	708	648	600	576	830	704
All other public	156	168	168	156	180	180	180	112	148

Source: Departments of Commerce and Labor.

CONSTRUCTION REVIEW

Table 4.--New Construction Put in Place: Value in 1947-49 Prices, by Type of Construction

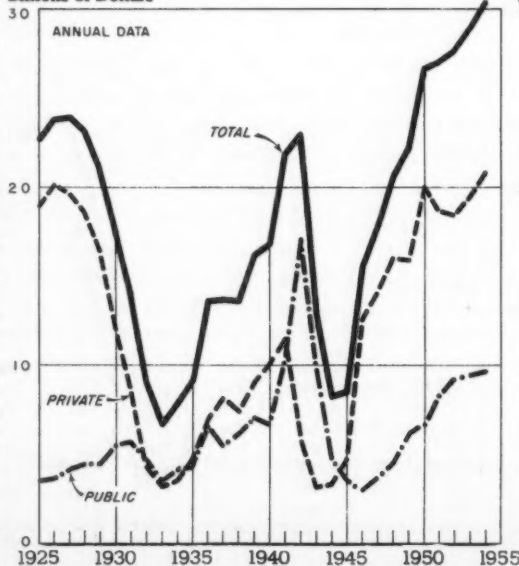
Type of construction	1955			1954	Year					
	July	June	May	July	1949	1950	1951	1952	1953	1954
TOTAL NEW CONSTRUCTION	3,156	3,059	2,861	2,926	22,177	26,608	26,988	27,662	28,931	30,912
PRIVATE CONSTRUCTION	2,166	2,111	1,983	1,932	15,956	19,885	18,677	18,428	19,433	20,934
Residential building (nonfarm)	1,222	1,192	1,119	1,050	8,128	11,634	9,457	9,311	9,840	11,214
Nonresidential building	521	503	470	445	3,124	3,566	4,494	4,211	4,655	5,073
Industrial	159	155	151	131	954	1,004	1,790	1,909	1,807	1,690
Warehouses, office and loft buildings	73	71	70	66	313	396	500	461	640	789
Stores, restaurants, and garages	141	132	114	99	677	828	733	525	857	998
Other nonresidential bldgs.	148	145	135	149	1,180	1,338	1,471	1,316	1,351	1,596
Farm construction	123	119	111	141	1,479	1,583	1,616	1,643	1,484	1,341
Public utility	289	286	272	287	3,151	3,001	3,056	3,194	3,362	3,216
All other private	11	11	11	9	74	101	54	69	92	90
PUBLIC CONSTRUCTION	990	948	878	994	6,221	6,723	8,311	9,234	9,498	9,978
Residential building	17	19	18	20	353	321	512	550	459	281
Nonresidential building	305	312	299	338	1,990	2,237	3,050	3,465	3,531	3,743
Industrial	50	59	59	108	173	212	821	1,384	1,434	1,253
Educational	174	172	165	150	897	1,061	1,337	1,375	1,397	1,696
Hospital and institutional	25	26	25	27	458	467	466	401	297	289
Other nonresidential building	56	55	50	53	462	497	426	305	403	505
Military facilities	101	97	91	76	134	171	788	1,195	1,105	872
Highway	423	380	336	418	2,128	2,367	2,349	2,489	2,851	3,573
Sewer and water	73	70	69	65	586	590	655	639	681	724
Public service enterprises	20	18	14	18	190	164	168	148	146	156
Conservation and development	39	40	41	49	750	786	721	694	639	520
All other public	12	12	10	10	90	87	68	54	86	109

Source: Departments of Commerce and Labor.

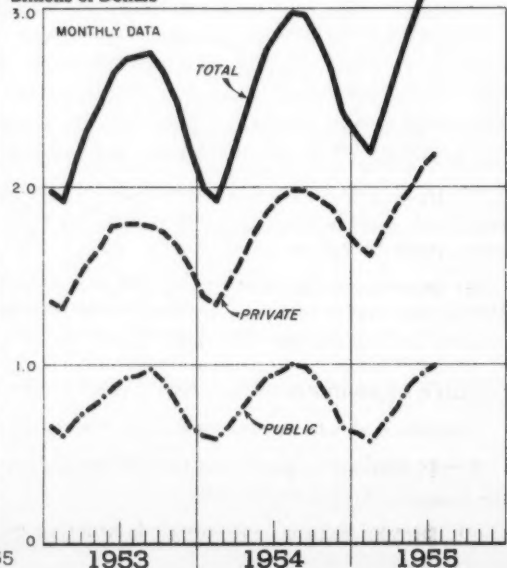
Chart 2

New Construction Put in Place (In 1947-49 Prices)

Billions of Dollars



Billions of Dollars



SOURCE: DEPARTMENTS OF COMMERCE AND LABOR.

CONSTRUCTION REVIEW C.D. 55-16-C

CONSTRUCTION REVIEW

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Table 5.--New Public Construction Put in Place, by Source of Funds, Ownership, and Type of Construction

Source of funds, ownership, and type of construction	Value (in millions of dollars)								Percent change		
	1954	1955					First 8 months		Aug. 1955 from--		First 8 months, 1954-55
	Aug.	Apr.	May	June	July	Aug.	1954	1955	Aug. 1954	July 1955	
TOTAL PUBLIC CONSTRUCTION ..	1,236	912	1,059	1,146	1,193	1,214	7,712	7,760	- 2	+ 2	+ 1
Federal funds	406	289	322	339	339	346	2,809	2,373	-15	+ 2	-16
Direct Federal	320	232	251	260	256	260	2,352	1,893	-19	+ 2	-20
Federal grants-in-aid ¹	86	57	71	79	83	86	457	480	0	+ 4	+ 5
State and local funds	830	623	737	807	854	868	4,903	5,387	+ 5	+ 2	+10
FEDERALLY OWNED	320	232	251	260	256	260	2,352	1,893	-19	+ 2	-20
Residential building	1	0	0	0	0	0	4	0	-100	0	-100
Nonresidential building	150	77	78	78	69	67	1,186	622	-55	- 3	-48
Industrial	130	72	72	72	62	60	1,089	579	-54	- 3	-47
Educational	1	0	1	1	0	0	6	2	-100	0	-67
Hospital	3	2	1	1	2	2	27	12	-33	0	-56
Other nonresidential	16	3	4	4	5	5	64	29	-69	0	-55
Military facilities	97	99	110	118	123	128	648	821	+32	+ 4	+27
Highway	7	4	5	6	7	8	37	38	+14	+14	+ 3
Conservation and development	64	51	57	57	56	56	470	405	-13	0	-14
All other federally owned	1	1	1	1	1	1	7	7	0	0	0
STATE AND LOCALLY OWNED	916	680	808	886	937	954	5,360	5,867	+ 4	+ 2	+ 9
Residential building	24	22	22	23	21	19	241	173	-21	-10	-28
Nonresidential building	287	289	301	319	324	330	1,938	2,322	+15	+ 2	+20
Educational	194	202	210	220	226	230	1,372	1,638	+19	+ 2	+19
Hospital	34	29	31	32	30	30	221	224	-12	0	+ 1
Other nonresidential	59	58	60	67	68	70	345	460	+19	+ 3	+33
Highway	472	251	355	404	443	452	2,298	2,382	- 4	+ 2	+ 4
Sewer and water	94	89	97	98	104	103	643	721	+10	- 1	+12
All other State and locally owned	39	29	33	42	45	50	240	269	+28	+11	+12

Source: Departments of Commerce and Labor.

¹ Construction programs currently receiving Federal grants-in-aid cover highways, schools, hospitals, airports, and miscellaneous community facilities.

Part II--New Housing

Table 6.--New Nonfarm Dwelling Units Started, by Ownership, Location, and Type of Structure

Period	Total	Ownership		Location ¹		Type of structure			
		Private	Public	Metro- politan	Nonmetro- politan	1-family houses	Units in 2-or-more family structures		
							All	2-4 family	5-or-more family
NUMBER OF NEW DWELLING UNITS (in thousands)									
Year: 1946.....	670.5	662.5	8.0	(2)	(2)	590.0	80.5	(3)	(3)
1947	849.0	845.6	3.4	(2)	(2)	740.2	108.8	(3)	(3)
1948	931.6	913.5	18.1	(2)	(2)	766.6	165.0	(3)	(3)
1949	1,025.1	988.8	36.3	(2)	(2)	794.3	230.8	(3)	(3)
1950	1,396.0	1,352.2	43.8	1,021.6	374.4	1,154.1	241.9	(3)	(3)
1951	1,091.3	1,020.1	71.2	776.8	314.5	900.1	191.2	(3)	(3)
1952	1,127.0	1,068.5	58.5	794.9	332.1	942.5	184.5	(3)	(3)
1953	1,103.8	1,068.3	35.5	803.5	300.3	937.8	166.0	(3)	(3)
1954	1,220.4	1,201.7	18.7	896.9	323.5	1,077.9	142.5	51.9	90.6
First 7 months, 1954	685.5	671.6	13.9	505.8	179.7	598.4	87.1	29.0	58.1
First 7 months, 1955	799.3	788.7	10.6	596.5	202.8	(4)	(4)	(4)	(4)
1954: July	116.0	112.9	3.1	87.5	28.5	101.6	14.4	4.4	10.0
August	114.3	113.0	1.3	82.6	31.7	103.0	11.3	4.4	6.9
September	115.7	113.4	2.3	82.7	33.0	103.9	11.8	4.5	7.3
October	110.7	110.5	.2	80.4	30.3	100.3	10.4	4.5	5.9
November	103.6	103.3	.3	75.7	27.9	92.8	10.8	4.5	6.3
December	90.6	89.9	.7	69.7	20.9	79.5	11.1	5.0	6.1
1955: January	87.6	87.3	.3	68.1	19.5	78.3	9.3	3.6	5.7
February	89.9	87.9	2.0	66.9	23.0	78.9	11.0	3.9	7.1
March	113.8	112.8	1.0	86.8	27.0	100.1	13.7	5.0	8.7
April	132.0	130.5	1.5	96.8	35.2	119.9	12.1	4.7	7.4
May	132.0	129.5	2.5	97.5	34.5	(4)	(4)	(4)	(4)
June	129.0	126.5	2.5	96.0	33.0	(4)	(4)	(4)	(4)
July	115.0	114.2	.8	84.4	30.6	(4)	(4)	(4)	(4)
Percent change									
First 7 months, 1954-55	+16.6	+17.4	-23.7	+17.9	+12.9	--	--	--	--
June-July, 1955	-10.9	-9.7	-68.0	-12.1	-7.3	--	--	--	--
July, 1954-55	-.9	+1.2	-74.2	-3.5	+7.4	--	--	--	--
PERCENT DISTRIBUTION									
Year: 1946	100	98.8	1.2	--	--	88.0	12.0	--	--
1947	100	99.6	.4	--	--	87.2	12.8	--	--
1948	100	98.1	1.9	--	--	82.3	17.7	--	--
1949	100	96.5	3.5	--	--	77.5	22.5	--	--
1950	100	96.9	3.1	73.2	26.8	82.7	17.3	--	--
1951	100	93.5	6.5	71.2	28.8	82.5	17.5	--	--
1952	100	94.8	5.2	70.5	29.5	83.6	16.4	--	--
1953	100	96.8	3.2	72.8	27.2	85.0	15.0	--	--
1954	100	98.5	1.5	73.5	26.5	88.3	11.7	4.3	7.4
First 7 months, 1954	100	98.0	2.0	73.8	26.2	87.3	12.7	4.2	4.2
First 7 months, 1955	100	98.7	1.3	74.6	25.4	--	--	--	--
1954: July	100	97.3	2.7	75.4	24.6	87.6	12.4	3.8	8.6
August	100	98.9	1.1	72.3	27.7	90.1	9.9	3.9	6.0
September	100	98.0	2.0	71.5	28.5	89.8	10.2	3.9	6.3
October	100	99.8	.2	72.6	27.4	90.6	9.4	4.1	5.3
November	100	99.7	.3	73.1	26.9	89.6	10.4	4.3	6.1
December	100	99.2	.8	76.9	23.1	87.7	12.3	5.5	6.8
1955: January	100	99.7	.3	77.7	22.3	89.4	10.6	4.1	6.5
February	100	97.8	2.2	74.4	25.6	87.8	12.2	4.3	7.9
March	100	99.1	.9	76.3	23.7	88.0	12.0	4.4	7.6
April	100	98.9	1.1	73.3	26.7	90.8	9.2	3.6	5.6
May	100	98.1	1.9	73.9	26.1	--	--	--	--
June	100	98.1	1.9	74.4	25.6	--	--	--	--
July	100	99.3	.7	73.4	26.6	--	--	--	--

Source: Department of Labor. ¹ Data by urban and rural-nonfarm classification for 1920-53 are available upon request. ² Annual data not available before 1950; monthly data not available before January 1953. ³ Not available before January 1954. Tabulations showing the number of units in 2-family and 3-or-more family structures for 1920-53 are available upon request. ⁴ Not yet available.

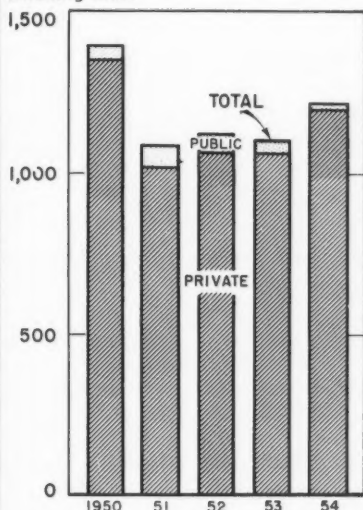
Table 7.--New Private Nonfarm Dwelling Units Started: Seasonally Adjusted Annual Rate

Year	Number of new dwelling units (in thousands)											
	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
1946.....	598	661	752	693	677	655	645	663	634	658	643	646
1947.....	619	667	679	694	735	803	854	923	1,029	1,089	1,064	962
1948.....	851	762	925	1,015	1,000	1,008	986	912	886	838	827	812
1949.....	751	745	792	879	920	950	976	1,035	1,108	1,187	1,259	1,266
1950.....	1,262	1,283	1,406	1,358	1,469	1,496	1,471	1,476	1,278	1,174	1,115	1,292
1951.....	1,333	1,192	1,093	955	984	942	914	946	1,049	1,036	973	978
1952.....	996	1,158	1,104	1,003	1,018	1,011	1,064	1,044	1,092	1,156	1,110	1,111
1953.....	1,106	1,150	1,165	1,111	1,065	1,064	1,015	988	1,014	1,050	1,077	1,060
1954.....	1,056	1,152	1,130	1,102	1,083	1,175	1,188	1,211	1,248	1,287	1,393	1,478
1955.....	1,416	1,370	1,367	1,350	1,306	1,320	1,202					

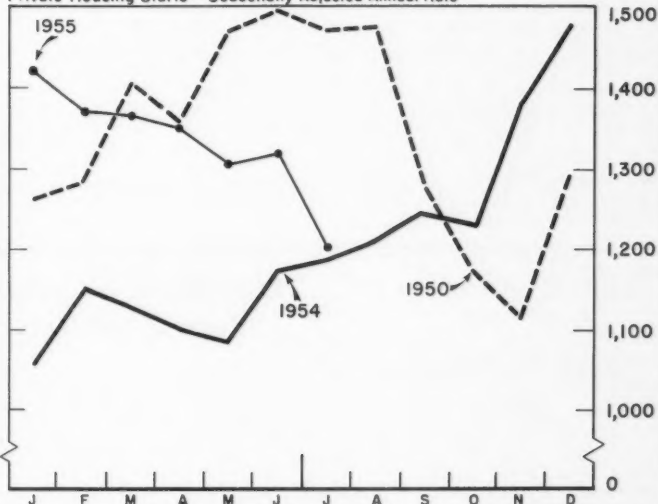
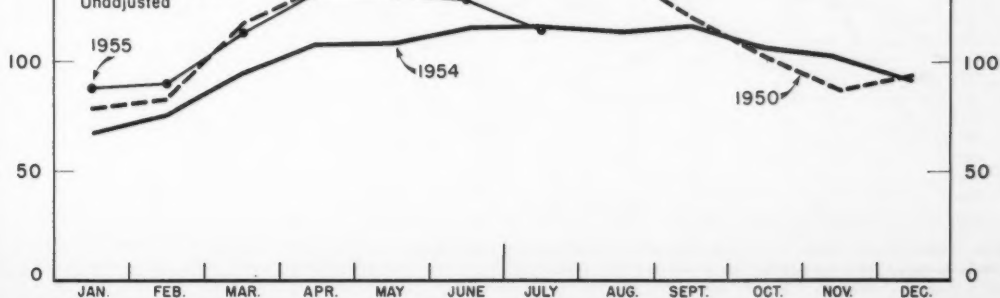
Source: Department of Labor.

Chart 3

Housing Starts (Annual and Monthly)

Thousands of
Dwelling Units

Private Housing Starts--Seasonally Adjusted Annual Rate

Thousands of
Dwelling UnitsTotal Housing Starts--
Unadjusted

SOURCE: DEPARTMENT OF LABOR

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Table 8.--New Private 1-Family Houses Started: Average Construction Cost

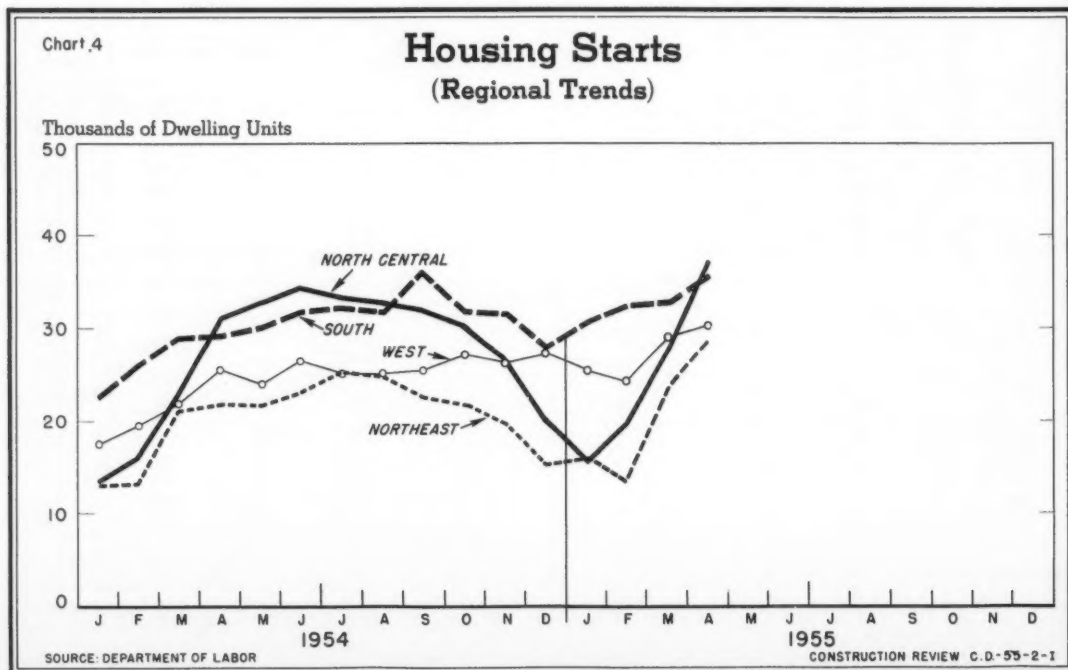
Year	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Year
AVERAGE CONSTRUCTION COST													
1946.....	\$5,250	\$5,400	\$5,850	\$5,575	\$5,475	\$5,425	\$5,375	\$5,450	\$5,450	\$5,625	\$5,675	\$5,575	\$5,525
1947.....	5,700	5,825	6,150	6,275	6,250	6,450	6,725	6,950	7,025	7,275	7,525	7,650	6,750
1948.....	7,250	7,450	7,550	7,775	7,950	8,050	8,050	8,100	7,900	7,825	7,900	7,900	7,850
1949.....	7,650	7,525	7,450	7,500	7,650	7,675	7,525	7,650	7,725	7,675	7,675	7,625	7,625
1950.....	7,625	7,850	8,225	8,450	8,450	8,750	8,675	9,125	8,900	9,200	9,075	9,200	8,675
1951.....	9,100	9,250	9,175	9,325	9,475	9,475	9,400	9,300	9,450	9,225	9,250	9,125	9,300
1952.....	9,050	9,275	9,350	9,550	9,575	9,675	9,500	9,425	9,600	9,525	9,550	9,525	9,475
1953.....	9,400	9,600	9,800	10,000	9,900	10,000	10,125	10,175	10,200	10,175	9,975	10,000	9,950
1954.....	9,750	9,800	10,075	10,600	10,850	10,750	10,850	10,750	10,675	10,800	10,850	11,075	10,625
1955.....	10,575	11,125	11,250	11,250	(1)	(1)	(1)						
Percent change, 1954 to 1955													
	+8.5	+13.5	+11.7	+6.1	--	--	--						

Source: Department of Labor.

¹ Not yet available.Table 9.--New Nonfarm Dwelling Units Started, by Region ¹

Region	Number of new dwelling units (in thousands)										Percent change, first 4 mos. 1954-55	
	1954					1955				First 4 months		
	Apr.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	1954		1955
TOTAL	107.7	115.7	110.7	103.6	90.6	87.6	89.9	113.8	132.0	344.5	423.3	+23
Northeast	21.7	22.4	21.6	19.0	15.3	16.0	13.5	23.6	28.6	69.1	81.7	+18
North Central	31.1	31.9	30.1	26.8	20.0	15.6	19.7	28.1	37.3	83.8	100.7	+20
South	29.3	36.0	31.8	31.5	28.0	30.6	32.4	32.9	35.7	106.9	131.6	+23
West	25.6	25.4	27.2	26.3	27.3	25.4	24.3	29.2	30.4	84.7	109.3	+29

Source: Department of Labor.

¹ Composition of regions, and nonfarm population distribution by region, are shown below table 2.

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Table 10.--New Private Nonfarm Dwelling Units: Mortgages Applied for, Appraisals Requested, and Units Started Under FHA and VA Programs

Period	FHA-assisted units		VA-assisted units		Nonfarm dwelling units started		
	In applications	Started	In appraisal requests	Started	U. S. total	FHA-assisted	VA-assisted
	NUMBER OF DWELLING UNITS				PERCENT DISTRIBUTION		
Year: 1950.....	397,696	486,681	(1)	200,000	100	36	15
1951.....	192,759	263,523	164,365	148,634	100	26	15
1952.....	267,915	279,901	226,299	141,274	100	26	13
1953.....	253,726	251,969	251,437	156,616	100	24	15
1954.....	338,581	276,307	535,412	307,038	100	23	26
First 7 mos., 1954	191,080	150,874	291,245	141,176	100	22	21
First 7 mos., 1955	207,817	172,401	421,307	233,208	100	22	30
1954: July.....	30,143	25,430	52,291	26,810	100	23	24
August	32,166	26,999	55,350	33,259	100	24	29
September.....	34,831	25,882	51,265	33,938	100	23	30
October.....	29,325	24,665	45,572	33,501	100	22	30
November.....	26,851	26,344	47,729	36,017	100	26	35
December.....	24,328	21,543	44,251	29,147	100	24	33
1955: January.....	25,647	20,021	46,204	26,069	100	23	30
February.....	28,349	17,204	64,192	28,048	100	19	32
March.....	35,597	23,785	71,939	29,850	100	21	26
April.....	33,101	25,773	65,856	34,486	100	23	27
May.....	30,102	28,019	69,280	37,847	100	22	29
June.....	30,755	32,059	52,424	39,542	100	25	31
July.....	24,266	25,540	51,412	37,366	100	22	33
	Percent change						
First 7 mos., 1954-55	+9	+14	+45	+65			

Source: Table compiled by Department of Labor from data reported by the Federal Housing Administration (FHFA) and the Veterans Administration.
¹ Not available.

Table 11.--Nonfarm Mortgage Recordings of \$20,000 or Less: Number and Average Amount, and Total Amount by Type of Lender

Period	Total number (in thousands)	Average amount (dollars)	Total amount (in millions of dollars) recorded by--						
			All lenders	Savings and loan associations	Insurance companies	Commercial banks	Mutual savings banks	Individuals	All other lenders
Year: 1950.....	3,032	5,535	16,179	5,060	1,618	3,365	1,064	2,299	2,774
1951.....	2,878	5,701	16,405	5,295	1,615	3,370	1,013	2,539	2,572
1952.....	3,028	5,950	18,018	6,452	1,420	3,600	1,137	2,758	2,651
1953.....	3,164	6,241	19,747	7,365	1,480	3,680	1,327	2,841	3,055
1954.....	3,458	6,644	22,974	8,312	1,768	4,239	1,501	2,882	4,272
First 6 mos., 1954.....	1,589	6,399	10,168	3,735	737	1,903	636	1,380	1,777
First 6 mos., 1955.....	1,937	7,183	13,912	5,193	992	2,656	837	1,639	2,595
1954: June.....	303	6,573	1,990	741	146	368	133	249	352
July.....	306	6,624	2,027	734	155	371	141	251	374
August.....	312	6,684	2,086	770	166	369	138	252	391
September.....	313	6,789	2,122	766	164	383	141	250	417
October.....	314	6,874	2,156	765	178	393	140	248	431
November.....	307	7,004	2,148	757	177	399	147	246	420
December.....	318	7,131	2,267	784	191	420	158	252	462
1955: January.....	284	7,120	2,024	688	165	379	128	246	419
February.....	277	7,077	1,958	702	151	365	116	228	396
March.....	343	7,153	2,455	928	174	458	134	303	459
April.....	328	7,182	2,357	900	165	456	136	276	424
May.....	344	7,215	2,483	950	163	482	153	286	449
June.....	360	7,312	2,636	1,024	174	516	171	301	449
	Percent change								
First 6 mos., 1954-55	+22	+12	+37	+39	+35	+40	+32	+19	+46

Source: Table compiled by Department of Labor from data reported by the Home Loan Bank Board (HLBB).

Part III--Building Permits

Table 12.--Building Permit Activity: Current Summary, by Type of Building

Type of building	Valuation (in millions of dollars)						Percent change, July 1954-55
	1955			1954	First 7 months		
	July	June	May	July	1955*	1954	
All building construction ¹	1,648.7	1,964.8	1,863.7	1,519.2	11,459.5	9,434.9	+ 9
Private	1,532.5	1,765.2	1,713.3	1,396.0	10,504.3	8,423.6	+10
Public	116.2	199.7	150.3	123.2	955.2	1,011.3	- 6
New dwelling units ²	1,012.1	1,168.1	1,206.1	908.3	7,170.9	5,577.0	+11
Number of new dwelling units	(97,570)	(115,072)	(120,130)	(98,059)	(723,005)	(617,471)	(3)
New nonresidential buildings	478.1	595.4	477.8	455.6	3,203.5	2,892.5	+ 5
Commercial buildings	178.7	197.2	168.1	189.0	1,076.9	894.9	- 5
Stores and other mercantile buildings ...	88.5	100.2	95.5	73.8	579.0	479.0	+20
All other commercial buildings	90.2	97.0	72.6	115.2	497.9	415.9	-22
Community buildings	153.9	213.2	174.0	162.9	1,142.2	1,128.3	- 6
Industrial buildings	67.0	84.7	65.7	47.3	451.9	391.3	+42
All other nonresidential buildings	78.5	100.3	70.0	56.4	532.6	478.0	+39
Additions, alterations, and repairs	150.2	180.3	169.8	139.9	987.9	878.7	+ 7

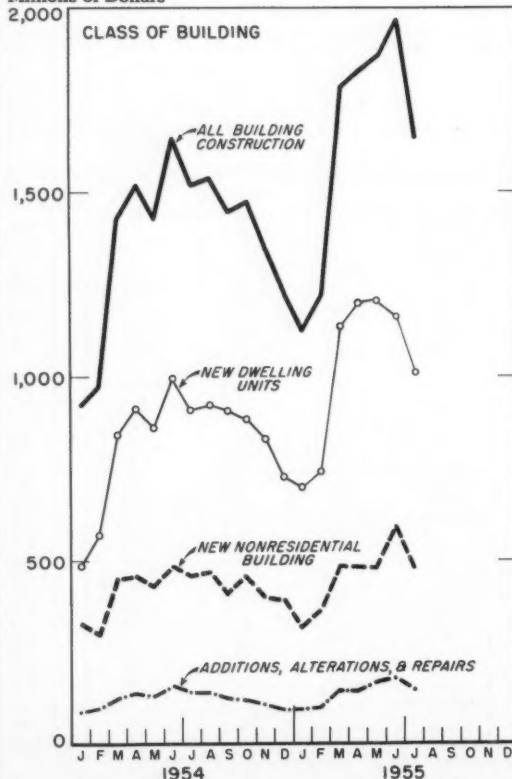
Source: Department of Labor.

*ERRATUM: Data shown in the August issue for the first 6 months of 1955 were in error. For correct January-June 1955 figures, see table 13, this issue. ¹ Includes new nonhousekeeping residential building, not shown separately. ² House-keeping only. ³ Change of less than one-half of 1 percent.

Chart 5

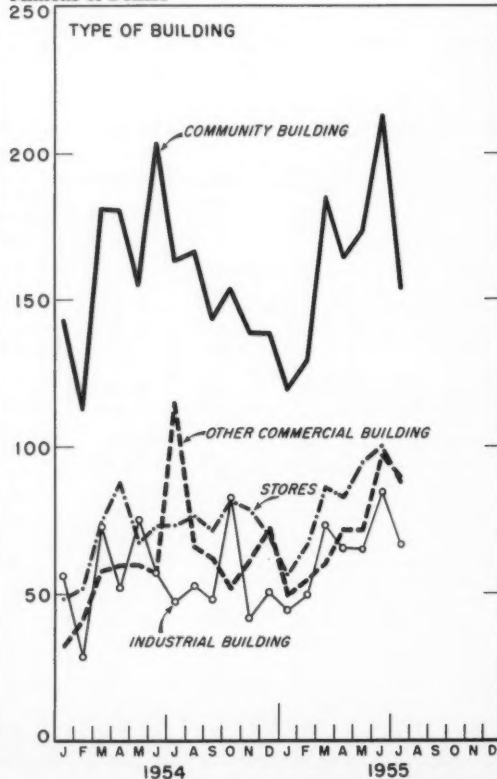
Building Permit Activity

Millions of Dollars



SOURCE: DEPARTMENT OF LABOR.

Millions of Dollars



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Table 13.—Building Permit Activity: Valuation, by Class of Construction, Type of Building and Region ¹

Class of construction and type of building	Valuation (in millions of dollars)						Percent change, 1st 6 mos. 1954-55
	1954	1955			First 6 months		
	June	Apr.	May	June	1954	1955	
UNITED STATES							
All building construction ²	1,655.3	1,841.1	1,863.7	1,964.8	7,915.7	9,810.8	+24
New dwelling units ³	997.1	1,200.6	1,206.1	1,168.1	4,668.7	6,158.8	+32
New nonresidential building	485.5	477.5	477.8	595.4	2,436.9	2,725.4	+12
Commercial buildings	126.9	156.2	168.1	197.2	705.9	898.2	+27
Amusement buildings	11.2	10.2	12.3	10.2	52.6	57.5	+9
Commercial garages	3.1	4.1	10.9	5.7	28.2	31.4	+11
Gasoline and service stations	11.3	13.5	13.3	13.4	55.4	69.7	+26
Office buildings	28.0	44.7	36.0	67.7	164.4	249.1	+52
Stores and other mercantile bldgs..	73.4	83.7	95.5	100.2	405.2	490.5	+21
Community buildings	202.5	164.8	174.0	213.2	965.4	988.3	+2
Educational buildings	102.8	108.4	115.3	113.4	593.4	626.9	+6
Institutional buildings	60.4	20.3	23.9	49.2	200.0	163.4	-18
Religious buildings	39.3	36.0	34.8	50.6	171.9	198.0	+15
Garages, private residential	17.3	19.7	20.4	20.8	73.8	85.3	+16
Industrial buildings	57.6	65.8	65.7	84.7	344.0	384.9	+12
Public buildings	33.7	24.9	18.6	37.3	131.8	140.0	+6
Public utilities buildings	21.5	31.5	15.0	22.5	109.3	135.1	+24
All other nonresidential buildings	25.8	14.6	15.9	19.7	106.8	93.7	-12
Additions, alterations, and repairs	159.9	146.3	169.8	180.3	738.8	837.7	+13
Northeast							
All building construction ²	350.0	405.3	411.5	458.9	1,787.6	2,135.3	+19
New dwelling units ³	229.2	263.1	270.5	276.0	1,064.1	1,322.9	+24
New nonresidential building	82.2	106.9	102.4	132.9	538.4	608.6	+13
Commercial buildings	24.1	41.2	31.5	49.0	142.5	194.8	+37
Amusement buildings	2.5	2.2	1.7	2.0	10.6	9.5	-10
Commercial garages	1.1	1.6	1.6	1.3	9.2	9.5	+3
Gasoline and service stations	2.2	2.2	2.5	2.5	9.5	12.1	+27
Office buildings	6.2	18.6	12.4	19.0	29.7	75.0	+153
Stores and other mercantile bldgs..	12.1	16.5	13.4	24.2	83.5	88.6	+6
Community buildings	28.3	40.8	39.1	39.1	222.3	235.0	+6
Educational buildings	16.1	29.1	23.3	25.4	146.2	159.5	+9
Institutional buildings	4.9	2.4	8.5	2.3	42.0	31.9	-24
Religious buildings	7.3	9.3	7.2	11.4	34.2	43.7	+28
Garages, private residential	4.0	4.0	4.4	4.6	16.8	18.4	+10
Industrial buildings	6.5	13.3	17.1	22.6	90.3	93.8	+4
Public buildings	9.1	2.3	1.9	2.7	32.9	10.7	-67
Public utilities buildings	2.1	3.0	5.3	8.8	13.1	30.5	+133
All other nonresidential buildings	8.2	2.2	3.1	6.2	20.3	25.5	+26
Additions, alterations, and repairs	37.2	33.6	36.9	41.9	174.0	185.6	+7
North Central							
All building construction ²	490.7	590.9	589.0	626.8	2,308.9	2,859.6	+24
New dwelling units ³	306.5	384.5	397.5	380.6	1,364.4	1,801.5	+32
New nonresidential building	136.1	163.9	141.3	192.6	729.9	822.7	+13
Commercial buildings	34.3	45.6	44.5	54.2	198.2	238.1	+20
Amusement buildings	2.3	5.4	4.9	4.2	17.6	19.9	+13
Commercial garages .....	.9	.7	4.0	1.3	10.8	7.5	-31
Gasoline and service stations	3.6	4.9	4.3	4.7	16.9	21.8	+29
Office buildings	5.1	10.1	8.0	17.9	38.0	54.7	+44
Stores and other mercantile bldgs..	22.6	24.4	23.3	26.1	115.0	134.2	+17
Community buildings	59.4	52.0	52.1	79.8	269.3	308.0	+14
Educational buildings	35.9	37.1	33.7	35.9	164.1	186.9	+14
Institutional buildings	10.5	3.5	4.4	30.4	55.7	59.6	+7
Religious buildings	13.0	11.4	14.0	13.6	49.5	61.5	+24
Garages, private residential	9.2	11.0	11.2	11.3	34.3	42.3	+23
Industrial buildings	15.9	26.6	21.2	33.9	107.9	137.5	+27
Public buildings	3.9	12.8	5.1	3.1	32.4	40.1	+24
Public utilities buildings	9.2	13.5	4.8	7.2	57.0	44.6	-22
All other nonresidential buildings	4.1	2.4	2.3	3.0	30.7	12.0	-61
Additions, alterations, and repairs	45.0	39.3	48.3	51.0	197.0	224.0	+14

See footnotes at end of table.

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Table 13.--Building Permit Activity: Valuation, by Class of Construction, Type of Building, and Region ¹--Continued

Class of construction and type of building	Valuation (in millions of dollars)						Percent change, 1st 6 mos. 1954-55
	1954	1955			First 6 months		
	June	Apr.	May	June	1954	1955	
South							
All building construction ²	426.5	414.4	434.4	463.7	2,001.3	2,492.8	+25
New dwelling units ³	223.4	255.6	263.5	256.6	1,095.3	1,490.8	+36
New nonresidential building	157.9	110.1	124.1	151.3	685.7	734.2	+7
Commercial buildings	40.2	39.1	54.8	57.0	224.1	270.0	+20
Amusement buildings	4.0	1.6	4.3	2.5	15.2	19.5	+28
Commercial garages .....	.4	1.0	4.9	2.3	4.8	11.4	+138
Gasoline and service stations	3.2	3.4	4.1	3.7	17.8	22.0	+24
Office buildings	8.2	8.2	6.6	20.8	55.0	67.8	+23
Stores and other mercantile bldgs..	24.4	24.9	34.9	27.7	131.3	149.3	+14
Community buildings	65.3	40.7	47.6	58.1	273.1	271.1	-1
Educational buildings	24.4	17.8	31.0	26.6	143.6	148.7	+4
Institutional buildings	28.6	12.6	7.4	10.2	69.3	54.0	-22
Religious buildings	12.3	10.4	9.2	21.3	60.2	68.4	+14
Garages, private residential	1.6	1.8	1.8	1.9	8.9	9.6	+8
Industrial buildings	24.2	11.2	7.8	9.9	90.7	62.1	-32
Public buildings	15.7	4.7	4.9	16.7	40.5	51.7	+28
Public utilities buildings	6.0	8.1	3.3	3.2	23.8	44.2	+86
All other nonresidential buildings ...	4.9	4.5	4.3	4.5	24.5	25.5	+4
Additions, alterations, and repairs	43.4	39.3	43.7	49.3	201.1	233.3	+16
West							
All building construction ²	388.1	430.5	428.9	415.5	1,817.8	2,323.2	+28
New dwelling units ³	238.0	297.5	274.6	254.9	1,144.9	1,543.6	+35
New nonresidential building	109.2	96.6	109.7	118.6	483.0	559.9	+16
Commercial buildings	28.3	30.4	37.3	37.0	141.0	195.3	+39
Amusement buildings	2.4	1.0	1.4	1.4	9.3	8.4	-10
Commercial garages .....	.7	.8	.4	.9	3.5	3.1	-11
Gasoline and service stations	2.4	3.0	2.5	2.5	11.1	13.9	+25
Office buildings	8.6	7.8	9.0	9.9	41.7	51.4	+23
Stores and other mercantile bldgs..	14.3	17.9	23.9	22.3	75.4	118.4	+57
Community buildings	49.6	31.2	35.3	36.2	200.6	174.1	-13
Educational buildings	26.4	24.4	27.2	25.5	139.6	131.9	-6
Institutional buildings	16.5	1.8	3.7	6.3	33.0	17.8	-46
Religious buildings	6.7	5.0	4.3	4.4	28.1	24.5	-13
Garages, private residential	2.5	2.8	3.0	3.0	13.7	14.9	+9
Industrial buildings	11.0	14.7	19.6	18.3	55.0	91.5	+66
Public buildings	5.0	5.1	6.7	14.9	26.0	37.7	+45
Public utilities buildings	4.1	6.8	1.6	3.2	15.4	15.7	+2
All other nonresidential buildings ...	8.7	5.5	6.2	6.0	31.2	30.8	-1
Additions, alterations, and repairs	34.3	34.2	40.9	37.9	166.7	194.6	+17

Source: Department of Labor.

¹ Composition of regions, and nonfarm population distribution by region, are shown below table 2.

includes new nonhousekeeping residential building, not shown separately.

² In-housekeeping only.

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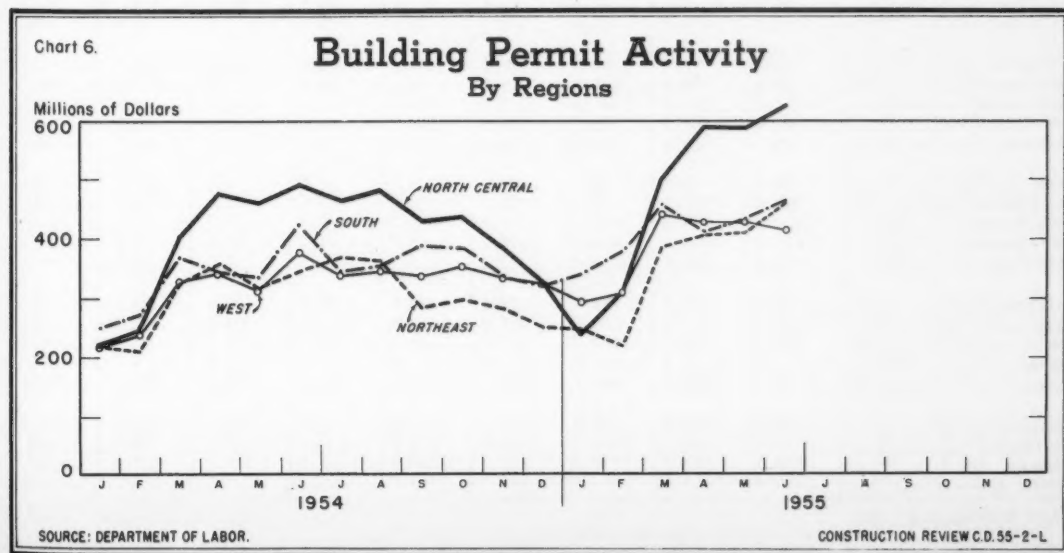
Table 14.--Building Permit Activity: Valuation and Number of New Dwelling Units, by Type of Structure, Public-Private Ownership, and Region ¹

(Housekeeping units only)

Ownership and type of structure	Valuation (in millions of dollars)					Number of dwelling units				
	1954		1955		First 6 months	1954	1955		First 6 months	
	June	May	June	May	1954	June	May	June	1954	1955
UNITED STATES										
All new dwelling units	997.1	1,206.1	1,168.1	4,668.7	6,158.8	108,179	120,130	115,072	519,412	625,435
Privately owned	961.5	1,181.0	1,150.0	4,570.4	6,077.6	104,294	117,365	113,014	508,425	616,516
1-family	891.2	1,099.6	1,082.6	4,151.4	5,663.3	93,089	104,367	102,212	439,910	549,678
2-4 family	26.1	29.9	28.2	149.8	164.1	4,234	4,699	4,288	25,455	26,371
5-or-more family	44.2	51.5	39.2	269.1	250.2	6,971	8,299	6,514	43,060	40,467
Publicly owned	35.5	25.1	18.1	98.3	81.2	3,885	2,765	2,058	10,987	8,919
Northeast										
All new dwelling units	229.2	270.5	276.0	1,064.1	1,322.9	22,647	26,515	27,047	111,885	129,905
Privately owned	214.8	256.4	261.3	1,029.5	1,278.7	21,191	24,976	25,293	108,327	124,884
1-family	191.3	233.2	238.0	879.3	1,143.7	18,602	21,707	22,055	88,160	107,078
2-4 family	4.9	5.3	5.9	28.7	33.9	740	765	876	4,258	4,890
5-or-more family	18.6	17.9	17.4	121.6	131.2	1,849	2,504	2,362	15,909	12,916
Publicly owned	14.4	14.1	14.7	34.5	44.3	1,456	1,539	1,754	3,558	5,021
North Central										
All new dwelling units	306.5	397.5	380.6	1,364.4	1,801.5	29,357	34,308	32,725	129,458	155,943
Privately owned	298.4	389.5	380.6	1,334.6	1,787.0	28,461	33,449	32,725	126,143	154,424
1-family	284.4	367.7	368.3	1,262.2	1,709.1	26,725	30,962	31,316	117,072	144,987
2-4 family	7.4	9.0	9.8	36.3	45.6	878	1,025	1,033	4,445	5,168
5-or-more family	6.5	12.9	2.4	36.1	32.2	858	1,462	376	4,626	4,269
Publicly owned	8.1	8.0	0	29.8	14.5	896	859	0	3,315	1,519
South										
All new dwelling units	223.4	263.5	256.6	1,095.3	1,490.8	28,561	30,321	28,712	143,142	174,506
Privately owned	215.2	260.5	253.3	1,075.1	1,480.6	27,602	29,954	28,408	140,680	173,378
1-family	202.3	246.4	241.6	1,003.6	1,405.3	24,474	26,831	25,860	124,592	156,907
2-4 family	5.8	7.0	4.6	31.7	34.7	1,199	1,361	1,025	6,967	7,536
5-or-more family	7.1	7.1	7.0	39.7	40.6	1,929	1,762	1,523	9,121	8,935
Publicly owned	8.2	3.0	3.4	20.2	10.3	959	367	304	2,462	1,128
West										
All new dwelling units	238.0	274.6	254.9	1,144.9	1,543.6	27,614	28,986	26,588	134,927	165,081
Privately owned	233.2	274.6	254.9	1,131.2	1,531.4	27,040	28,986	26,588	133,275	163,830
1-family	213.2	252.3	234.7	1,006.3	1,405.2	23,288	24,867	22,981	110,086	140,706
2-4 family	8.0	8.6	7.8	53.2	49.9	1,417	1,548	1,354	9,785	8,777
5-or-more family	12.0	13.6	12.4	71.7	76.3	2,335	2,571	2,253	13,404	14,347
Publicly owned	4.8	0	0	13.7	12.2	574	0	0	1,652	1,251

Source: Department of Labor.

¹ Composition of regions, and nonfarm population distribution by region, are shown below table 2.



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Table 15.--Building Permit Activity: Valuation, by Metropolitan-Nonmetropolitan Location and by State

State	(Millions of dollars)								
	1954	1955					First 5 months		Percent change, 1st 5 mos. 1954-55
	May	Jan.	Feb.	Mar.	Apr.	May	1954	1955	
ALL STATES	1,422.6	1,126.8	1,223.1	1,788.6	1,841.1	1,863.7	6,260.3	7,846.0	+25
Metropolitan areas	1,096.6	926.1	993.7	1,434.6	1,464.8	1,477.9	5,002.3	6,299.9	+26
Nonmetropolitan areas	326.0	200.7	229.4	354.0	376.3	385.8	1,258.0	1,546.1	+23
Alabama	10.9	9.9	14.3	15.4	14.3	15.1	50.6	68.9	+36
Arizona	11.6	12.1	15.4	17.2	15.1	14.2	57.3	74.0	+29
Arkansas	20.5	4.1	4.2	5.2	6.5	4.0	39.4	24.0	-39
California	200.5	206.3	209.9	308.4	304.6	287.3	971.2	1,316.5	+36
Colorado	17.4	23.1	18.0	25.9	26.1	25.8	80.7	118.9	+47
Connecticut	24.0	17.1	17.3	37.8	39.7	38.3	109.0	150.1	+38
Delaware	4.9	2.9	2.3	6.9	7.1	5.3	18.8	24.5	+30
District of Columbia	3.9	2.3	5.0	10.0	2.7	5.4	21.4	25.5	+19
Florida	54.8	57.2	61.2	71.3	60.9	59.5	252.7	310.2	+23
Georgia	19.0	24.7	23.7	23.6	19.7	22.6	98.3	114.3	+16
Idaho	2.7	.7	1.7	3.2	4.1	4.0	10.3	13.7	+33
Illinois	96.9	49.8	63.0	118.6	131.8	146.5	380.0	509.7	+34
Indiana	31.9	18.2	19.8	39.7	31.4	40.4	137.1	149.6	+ 9
Iowa	12.8	5.5	5.9	22.0	19.4	18.9	50.9	71.5	+40
Kansas	13.9	9.5	14.3	18.1	17.9	14.7	63.0	74.5	+18
Kentucky	18.8	10.7	8.4	13.4	15.7	7.0	85.2	65.2	-23
Louisiana	17.2	27.1	34.6	24.5	25.7	.7	82.7	137.6	+66
Maine	1.8	.5	1.7	2.6	2.9	.4	9.1	10.1	+11
Maryland	28.7	35.3	42.3	40.9	48.4	52.	147.4	219.2	+49
Massachusetts	39.3	20.4	24.3	45.2	42.8	45.	154.5	178.0	+15
Michigan	106.2	54.8	62.2	92.2	115.9	111.3	381.5	436.4	+14
Minnesota	32.9	12.8	16.1	32.4	51.7	44.3	136.0	157.3	+16
Mississippi	4.0	3.3	4.7	5.4	3.6	4.7	22.7	21.6	- 5
Missouri	22.1	19.0	28.1	30.9	33.0	23.4	121.6	134.4	+11
Montana	5.4	1.3	.8	2.9	4.4	6.3	15.6	15.6	0
Nebraska	6.6	3.2	2.7	9.8	19.0	11.5	27.2	46.2	+70
Nevada	9.9	6.2	7.5	7.2	5.3	8.3	30.8	34.5	+12
New Hampshire	2.2	.9	.8	4.2	5.0	3.6	8.8	14.5	+65
New Jersey	63.5	48.9	44.3	78.8	83.1	79.6	282.6	334.7	+18
New Mexico	4.9	6.8	5.8	8.4	10.3	8.6	31.6	39.9	+26
New York	114.5	98.4	81.0	126.9	148.6	154.7	549.0	611.5	+11
North Carolina	19.2	15.8	19.7	26.0	18.6	21.2	78.4	101.2	+29
North Dakota	2.7	.3	.3	1.2	5.8	4.8	8.6	12.4	+44
Ohio	91.7	50.1	64.2	101.0	116.0	121.6	357.7	453.0	+27
Oklahoma	10.7	10.4	11.9	17.4	20.1	12.1	55.1	72.0	+31
Oregon	11.9	8.3	13.1	13.4	14.2	18.9	53.1	67.8	+28
Pennsylvania	65.6	60.4	49.3	85.6	77.1	81.8	301.6	354.9	+18
Rhode Island	3.3	3.4	1.9	4.3	5.2	4.5	20.7	19.2	- 7
South Carolina	5.6	6.1	6.0	18.7	6.7	8.2	27.4	45.8	+67
South Dakota	3.3	1.1	1.0	2.6	5.2	4.2	9.9	14.2	+43
Tennessee	14.5	18.9	14.3	19.0	21.7	20.3	72.4	94.3	+30
Texas	69.6	83.8	90.0	107.9	91.6	97.9	344.8	471.2	+37
Utah	7.8	3.1	4.2	14.6	11.5	12.9	31.5	46.2	+47
Vermont .....	.6	.2	.2	.8	.9	1.3	2.4	3.4	+42
Virginia	29.1	26.6	33.7	49.1	45.3	51.2	156.8	205.9	+31
Washington	37.0	27.9	33.3	38.4	33.4	40.3	139.7	173.4	+24
West Virginia	4.6	2.1	2.7	5.4	5.8	12.1	20.7	28.0	+35
Wisconsin	40.0	14.2	35.2	33.1	43.8	47.3	144.6	173.6	+20
Wyoming	1.8	1.1	.9	1.5	1.6	2.2	7.8	7.3	- 6

Source: Department of Labor.

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Table 16.--Building Permit Activity: Number of New Dwelling Units, by Metropolitan-Nonmetropolitan Location and by State

State	(Housekeeping units only)								Percent change, 1st 5 mos. 1954-55
	1954	1955					First 5 months		
	May	Jan.	Feb.	Mar.	Apr.	May	1954	1955	
ALL STATES	91,984	76,268	78,864	115,578	119,306	120,130	411,233	510,363	+24
Metropolitan areas	72,596	61,710	62,580	92,632	94,703	95,315	330,707	407,157	+23
Nonmetropolitan areas	19,388	14,558	16,284	22,946	24,603	24,815	80,526	103,206	+28
Alabama	1,171	870	1,265	1,348	1,182	1,292	4,766	5,957	+25
Arizona	911	1,161	1,321	1,453	1,409	1,605	4,458	6,949	+56
Arkansas	330	339	407	513	547	337	1,644	2,143	+30
California	15,952	16,736	15,881	23,283	22,941	19,844	77,021	98,685	+28
Colorado	1,519	2,211	1,498	2,164	1,867	1,705	6,275	9,445	+51
Connecticut	1,505	892	886	2,005	1,747	2,027	6,107	7,557	+24
Delaware	156	122	152	426	624	344	918	1,668	+82
District of Columbia	99	74	225	966	200	287	1,114	1,752	+57
Florida	4,452	5,058	4,510	5,167	4,478	4,266	19,146	23,479	+23
Georgia	1,629	1,534	1,751	2,096	1,750	2,038	7,800	9,169	+18
Idaho	169	50	64	218	225	261	555	818	+47
Illinois	5,418	2,421	3,220	6,838	7,425	8,627	20,576	28,531	+39
Indiana	2,077	1,052	1,074	2,040	2,043	2,333	8,122	8,542	+ 5
Iowa	715	327	359	914	1,122	1,105	2,612	3,827	+47
Kansas	790	812	837	1,097	1,090	1,119	4,227	4,955	+17
Kentucky	1,100	662	607	1,049	1,273	1,474	4,312	5,065	+17
Louisiana	972	1,133	1,381	1,650	1,087	1,378	5,173	6,629	+28
Maine	134	36	24	76	207	169	334	512	+53
Maryland	2,361	2,547	3,824	2,800	3,087	2,623	12,299	14,881	+21
Massachusetts	2,118	1,463	1,448	2,488	2,630	2,650	8,649	10,679	+23
Michigan	6,319	3,239	3,138	5,154	6,794	6,768	22,303	25,093	+13
Minnesota	1,715	613	795	1,534	2,416	2,226	5,816	7,584	+30
Mississippi	336	250	376	336	327	331	1,533	1,620	+ 6
Missouri	1,203	1,047	1,984	1,407	1,655	1,263	7,069	7,356	+ 4
Montana	188	108	31	118	287	311	594	855	+44
Nebraska	471	281	205	682	769	769	1,775	2,706	+52
Nevada	638	271	401	239	169	595	2,042	1,675	-18
New Hampshire	182	73	56	161	312	276	637	878	+38
New Jersey	4,487	3,740	2,746	4,519	5,901	5,717	20,491	22,623	+10
New Mexico	301	635	580	543	512	757	2,669	3,027	+13
New York	7,208	5,638	4,260	9,187	9,894	10,865	37,552	40,061	+ 7
North Carolina	989	1,019	1,320	1,487	1,155	1,373	5,175	6,354	+23
North Dakota	164	10	1	64	293	277	462	645	+40
Ohio	5,122	2,569	3,458	5,080	6,321	6,912	19,128	24,340	+27
Oklahoma	764	870	921	1,298	1,114	845	3,955	5,048	+28
Oregon	714	540	529	684	714	927	3,045	3,394	+11
Pennsylvania	3,283	2,084	3,012	4,757	4,733	4,505	13,824	19,091	+38
Rhode Island	260	276	151	324	321	259	1,536	1,331	-13
South Carolina	338	511	415	519	475	494	1,880	2,494	+33
South Dakota	245	68	63	172	338	254	725	895	+23
Tennessee	1,076	2,074	1,282	1,481	1,628	1,875	5,781	8,340	+44
Texas	5,279	6,443	6,581	7,822	6,813	7,017	25,711	34,676	+35
Utah	533	218	219	964	866	680	2,192	2,947	+34
Vermont	24	15	6	25	33	47	107	126	+18
Virginia	1,989	1,844	2,155	3,696	3,468	3,989	12,272	15,152	+23
Washington	2,155	1,390	2,246	2,315	2,123	2,149	7,937	10,223	+29
West Virginia	260	153	150	349	357	358	1,102	1,367	+24
Wisconsin	2,022	706	911	1,979	2,493	2,655	7,286	8,744	+20
Wyoming	141	83	58	91	91	152	526	475	-10

Source: Department of Labor.

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Table 17.--Building Permit Activity: Valuation, in Selected Metropolitan Areas

Metropolitan area	(Millions of dollars)								Percent change, 1st 5 mos. 1954-55
	1954	1955					First 5 months		
	May	Jan.	Feb.	Mar.	Apr.	May	1954	1955	
Atlanta, Ga.	10.4	18.0	12.8	15.6	11.8	14.5	50.3	72.7	+45
Baltimore, Md.	16.2	18.1	28.6	22.3	23.9	31.4	84.5	124.2	+47
Birmingham, Ala.	4.1	4.8	6.5	5.9	5.5	7.1	17.8	29.8	+67
Boston, Mass.	21.7	11.9	15.0	21.7	25.2	24.2	86.2	97.9	+14
Buffalo, N. Y.	16.2	7.2	7.6	14.8	16.4	15.0	57.0	61.0	+ 7
Chicago, Ill.	87.0	44.9	54.3	101.6	114.4	134.2	334.9	449.5	+34
Cleveland, Ohio	26.0	16.2	17.0	33.2	34.7	33.3	97.5	134.3	+38
Columbus, Ohio	8.2	6.2	9.4	10.7	10.8	16.5	39.3	53.7	+37
Denver, Colo.	11.7	17.2	11.1	15.9	17.2	17.0	55.2	78.4	+42
Detroit, Mich.	64.3	41.4	42.4	62.5	71.4	74.9	257.1	292.6	+14
Indianapolis, Ind.	12.1	6.5	4.7	9.3	8.1	14.4	39.3	42.9	+ 9
Los Angeles, Calif.	97.7	112.5	103.4	157.6	158.9	146.6	493.9	678.9	+37
Memphis, Tenn.	3.9	8.6	6.0	6.7	8.5	7.4	23.5	37.2	+58
Miami, Fla.	23.3	20.2	25.5	28.3	21.4	20.0	86.8	115.4	+33
Milwaukee, Wis.	16.0	5.2	21.6	14.4	16.1	16.6	71.9	73.9	+ 3
New York-Northeastern New Jersey	115.0	107.3	88.8	144.9	149.0	153.8	591.7	645.6	+ 9
Norfolk-Portsmouth, Va.	3.6	4.3	4.6	6.8	7.3	6.4	30.7	29.5	- 4
Phoenix, Ariz.	6.1	9.1	10.2	12.2	10.6	10.2	41.0	52.3	+28
Rochester, N. Y.	5.7	7.7	5.4	5.9	8.9	8.8	22.8	36.6	+61
Salt Lake City, Utah	4.7	2.0	2.6	7.7	6.8	4.3	18.1	23.4	+29
San Diego, Calif.	12.7	13.7	13.7	12.7	16.1	14.1	63.9	70.3	+10
San Francisco-Oakland, Calif.	34.0	28.8	30.2	53.0	49.3	45.2	152.8	206.5	+35
Seattle, Wash.	16.3	16.8	12.8	17.9	15.3	17.3	61.2	80.1	+31
Washington, D. C.	24.9	21.6	24.7	36.8	37.9	35.2	116.5	156.1	+34

Source: Department of Labor.

Table 18.--Building Permit Activity: Number of New Dwelling Units, in Selected Metropolitan Areas

Metropolitan area	(Housekeeping only)								Percent change, 1st 5 mos. 1954-55
	1954	1955					First 5 months		
	May	Jan.	Feb.	Mar.	Apr.	May	1954	1955	
Atlanta, Ga.	904	885	985	1,276	1,035	1,216	4,373	5,397	+23
Baltimore, Md.	1,243	1,196	2,512	1,382	1,440	1,091	6,407	7,621	+19
Birmingham, Ala.	409	313	474	509	476	548	1,767	2,320	+31
Boston, Mass.	968	783	680	1,136	1,180	1,073	4,235	4,852	+15
Buffalo, N. Y.	894	470	522	1,095	1,162	1,154	2,867	4,403	+54
Chicago, Ill.	4,956	2,258	2,827	6,090	6,365	7,865	18,874	25,405	+35
Cleveland, Ohio	985	745	876	1,365	1,755	1,487	4,380	6,228	+42
Columbus, Ohio	399	418	606	433	582	955	2,288	2,994	+31
Denver, Colo.	1,011	1,802	989	1,542	1,294	1,084	4,017	6,711	+67
Detroit, Mich.	4,351	2,380	2,306	3,256	4,372	4,545	15,644	16,859	+ 8
Indianapolis, Ind.	609	272	305	576	564	622	2,262	2,339	+ 3
Los Angeles, Calif.	7,522	9,042	7,455	11,618	12,027	10,183	40,272	50,325	+25
Memphis, Tenn.	354	1,355	530	496	668	879	2,383	3,928	+65
Miami, Fla.	1,979	1,627	1,428	1,817	1,520	1,360	6,706	7,752	+16
Milwaukee, Wis.	868	365	536	812	790	942	3,450	3,445	(1)
New York-Northeastern New Jersey	7,512	6,832	4,778	9,565	10,040	11,017	41,332	42,449	+ 3
Norfolk-Portsmouth, Va.	420	230	572	632	813	758	2,666	3,005	+13
Phoenix, Ariz.	604	926	1,043	1,070	986	1,333	3,382	5,358	+58
Rochester, N. Y.	394	272	145	482	569	539	1,370	2,007	+46
Salt Lake City, Utah	330	161	124	555	492	278	1,363	1,610	+18
San Diego, Calif.	827	962	1,055	951	960	958	4,551	4,886	+ 7
San Francisco-Oakland, Calif.	2,452	2,161	2,082	3,620	3,639	2,934	10,293	14,436	+40
Seattle, Wash.	1,093	751	783	1,247	1,012	958	3,803	4,751	+25
Washington, D. C.	1,433	1,378	1,733	2,807	2,495	2,499	9,542	10,912	+14

Source: Department of Labor.

¹ Change of less than one-half of 1 percent.

CONSTRUCTION REVIEW

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Table 19.--Building Permit Activity: Valuation in Selected Metropolitan Areas
by Class of Construction and Type of Building

May 1955 (Thousands of dollars)

Class of construction and type of building	Atlanta, Ga.	Baltimore, Md.	Birmingham, Ala.	Boston, Mass.	Buffalo, N. Y.	Chicago, Ill.	Cleveland, Ohio	Columbus, Ohio
All building construction ¹	14,501	31,415	7,080	24,157	15,024	134,239	33,293	16,544
New dwelling units ²	10,126	11,133	3,967	11,576	11,080	99,742	22,701	13,897
New nonresidential building	3,719	18,096	2,553	9,838	2,485	26,616	8,530	1,681
Commercial buildings	1,102	11,428	1,937	1,621	851	10,986	974	485
Amusement buildings	24	301	142	89	175	695	0	44
Commercial garages	22	220	0	39	0	1,980	0	4
Gasoline and service stations	67	126	37	29	164	532	35	32
Office buildings	434	153	46	177	200	1,216	407	28
Stores and other mercantile bldgs.	555	10,628	1,713	1,287	313	6,562	532	377
Community buildings	2,060	4,255	303	7,282	505	7,310	6,448	768
Educational buildings	1,622	3,669	222	4,502	415	4,645	6,271	590
Institutional buildings	53	480	35	2,600	0	543	0	0
Religious buildings	385	106	46	180	90	2,121	177	178
Garages, private residential	32	84	20	143	438	2,111	668	145
Industrial buildings	514	1,769	150	486	346	4,964	243	264
Public buildings	0	0	0	57	0	796	27	0
Public utilities buildings	9	397	28	4	41	170	0	0
All other nonresidential buildings	2	162	115	244	303	280	171	19
Additions, alterations, and repairs	657	2,169	524	2,721	1,304	7,741	1,761	966
	Denver, Colo.	Detroit, Mich.	Indianapolis, Ind.	Los Angeles, Calif.	Memphis, Tenn.	Miami, Fla.	Milwaukee, Wis.	New York-Northeastern New Jersey
All building construction ¹	16,977	74,930	14,376	146,589	7,402	20,049	16,602	153,764
New dwelling units ²	9,628	52,810	7,276	98,815	4,950	11,907	11,579	112,631
New nonresidential building	5,331	16,915	6,039	33,593	1,310	5,018	3,122	28,961
Commercial buildings	1,072	4,895	791	14,670	40	3,447	532	15,254
Amusement buildings	0	677	32	248	0	441	0	357
Commercial garages	252	258	0	68	0	32	6	1,030
Gasoline and service stations	82	546	111	378	22	99	185	708
Office buildings	59	797	499	4,761	0	141	215	8,814
Stores and other mercantile bldgs.	678	2,616	149	9,214	18	2,734	126	4,345
Community buildings	2,189	4,690	4,810	8,035	290	419	943	4,907
Educational buildings	1,931	3,570	4,592	5,194	124	324	838	2,554
Institutional buildings	34	111	0	2,097	0	0	0	653
Religious buildings	224	1,008	218	744	166	95	105	1,700
Garages, private residential	278	2,505	58	973	129	87	471	1,052
Industrial buildings	1,773	3,294	340	6,335	798	587	687	3,879
Public buildings	0	337	8	196	0	300	0	899
Public utilities buildings	0	1,107	0	250	0	7	434	2,381
All other nonresidential buildings	20	87	32	3,135	53	172	55	588
Additions, alterations, and repairs	1,367	4,949	1,062	13,777	1,142	2,836	1,862	12,084
	Norfolk-Portsmouth, Va.	Phoenix, Ariz.	Rochester, N. Y.	Salt Lake City, Utah	San Diego, Calif.	San Francisco-Oakland, Calif.	Seattle, Wash.	Washington, D. C.
All building construction ¹	6,412	10,164	8,755	4,337	14,116	45,160	17,341	35,160
New dwelling units ²	5,003	7,929	5,843	3,143	9,429	30,538	11,338	26,538
New nonresidential building	1,113	1,672	2,339	871	3,494	6,552	4,605	5,477
Commercial buildings	403	520	127	393	876	2,791	1,084	2,620
Amusement buildings	60	94	9	0	110	30	0	30
Commercial garages	24	19	0	0	9	25	11	15
Gasoline and service stations	32	150	36	40	59	159	90	235
Office buildings	8	0	0	28	62	561	399	820
Stores and other mercantile bldgs.	280	257	82	325	636	2,006	584	1,521
Community buildings	256	368	1,372	225	856	1,334	2,094	1,565
Educational buildings	0	241	1,307	225	549	1,097	1,961	1,250
Institutional buildings	0	0	0	0	0	0	24	0
Religious buildings	256	127	65	0	308	237	110	315
Garages, private residential	57	13	273	74	195	164	76	66
Industrial buildings	14	721	344	120	256	817	418	22
Public buildings	111	0	0	0	1,230	769	0	816
Public utilities buildings	0	7	0	0	8	63	378	180
All other nonresidential buildings	272	43	223	59	73	625	555	208
Additions, alterations, and repairs	271	535	573	323	1,192	7,930	1,398	3,146

Source: Department of Labor.

¹ Includes new nonhousekeeping residential building, not shown separately.

² Housekeeping only.

Part IV--Contract Awards

Table 20.--Contract Awards: Public Construction, by Ownership and Type of Construction ¹

Ownership and type of construction ²	Value (in millions of dollars)									Percent change, first 6 months 1954-55
	1954	1955						First 6 months		
	June	Jan.	Feb.	Mar.	Apr.	May	June	1954	1955	
ALL PUBLIC CONSTRUCTION	926.5	521.6	507.0	778.0	776.3	811.1	1,083.9	4,070.6	4,477.9	+10
FEDERALLY OWNED	188.0	82.5	78.2	141.9	118.0	114.6	308.1	811.4	843.3	+ 4
Residential building .....	.2	0	8.3	0	.1	.8	10.4	3.6	19.6	(3)
Nonresidential building	119.6	44.8	30.0	100.2	74.7	61.7	226.7	521.1	538.1	+ 3
Educational .....	.4	(4)	.3	.1	1.2	.2	.9	8.7	2.7	-69
Hospital and institutional	15.3	6.8	.4	5.8	6.7	2.9	40.3	41.4	62.9	+52
Administrative and general	7.6	3.8	1.9	4.6	3.5	4.7	7.9	19.8	26.4	+33
Other nonresidential building	96.3	34.2	27.4	89.7	63.3	53.9	177.6	451.2	446.1	- 1
Airfield building	13.4	14.8	4.9	17.5	10.4	9.3	27.3	60.3	84.2	+40
Industrial	44.1	6.8	10.5	48.6	18.3	16.1	86.6	264.6	186.9	-29
Troop housing	6.0	3.7	.6	6.3	11.0	5.7	11.3	22.1	38.6	+75
Warehouses	7.1	1.5	6.3	7.5	6.3	6.3	25.5	46.5	53.4	+15
All other	25.7	7.4	5.1	9.8	17.3	16.5	26.9	57.7	83.0	+44
Airfields	14.3	22.3	10.6	16.2	17.9	9.7	18.3	90.3	95.0	+ 5
Conservation and development	29.9	6.1	20.8	12.2	12.4	26.8	28.3	94.5	106.6	+13
Highway	8.6	2.8	2.9	6.0	5.4	4.8	9.7	27.0	31.6	+17
Electric power utilities	6.2	1.3	3.1	4.3	3.2	5.6	3.3	38.6	20.8	-46
All other federally owned	9.2	5.2	2.5	3.0	4.3	5.2	11.4	36.3	31.6	-13
STATE AND LOCALLY OWNED	738.5	439.1	428.8	636.1	658.3	696.5	775.8	3,259.2	3,634.6	+12
Residential building	42.6	7.9	16.6	16.5	14.5	27.2	19.4	134.3	102.1	-24
Nonresidential building	294.6	224.3	183.9	260.7	246.6	251.7	262.1	1,392.2	1,429.3	+ 3
Educational	214.5	132.1	137.6	206.0	199.7	186.2	182.8	1,016.4	1,044.4	+ 3
Hospital and institutional	20.4	20.3	12.2	10.6	15.7	26.9	19.4	114.4	105.1	- 8
Administrative and general	37.1	28.0	15.1	24.5	14.0	18.2	27.7	118.5	127.5	+ 8
Other nonresidential building	22.6	43.9	19.0	19.6	17.2	20.4	32.2	142.9	152.3	+ 7
Highway	299.7	121.4	161.0	248.3	268.7	238.8	349.7	1,231.1	1,387.9	+13
Sewerage systems	47.4	35.8	28.1	44.0	46.3	37.4	49.1	226.0	240.7	+ 7
Water supply facilities	24.3	27.6	24.0	28.2	26.8	27.1	27.3	139.9	161.0	+15
Utilities	21.9	12.7	8.2	29.0	43.8	102.3	57.5	85.6	253.5	+196
Electric power	6.0	4.3	3.9	2.0	34.2	85.0	36.7	40.2	166.1	(3)
Other utilities	15.9	8.4	4.3	27.0	9.6	17.3	20.8	45.4	87.4	+93
All other State and locally owned	8.0	9.4	7.0	9.4	11.6	12.0	10.7	50.1	60.1	+20

Source: Departments of Commerce and Labor. ¹ Includes major force-account projects started, principally by TVA and State highway departments. ² Types not shown separately are included in the appropriate "other" category. ³ Percent increase exceeds 300. ⁴ Less than \$50,000.

Table 21.--Contract Awards: Highway Construction, by Ownership, Source of Funds, and Type of Facility ¹

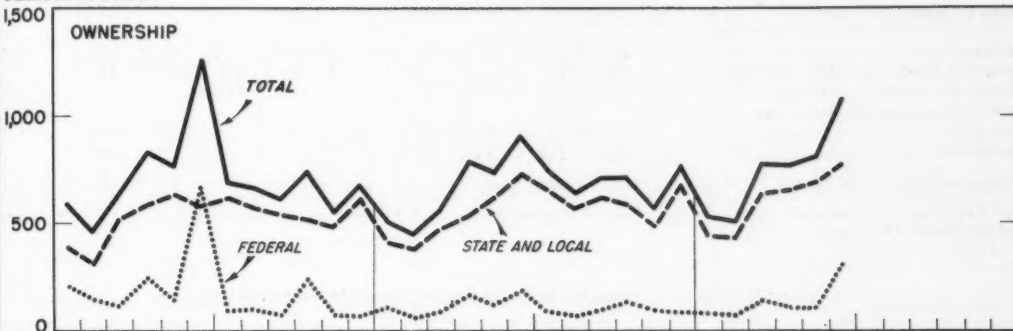
Ownership, source of funds, and type of facility	Value (in millions of dollars)									Percent change, first 6 months 1954-55
	1954	1955						First 6 months		
	June	Jan.	Feb.	Mar.	Apr.	May	June	1954	1955	
ALL HIGHWAY CONSTRUCTION	308.3	124.2	163.9	254.3	274.1	243.6	359.4	1,258.2	1,419.5	+13
FEDERALLY OWNED	8.6	2.8	2.9	6.0	5.4	4.8	9.7	27.0	31.6	+17
STATE OWNED	259.7	107.2	145.5	228.3	236.5	190.2	296.4	1,076.3	1,204.1	+12
Federally aided projects:										
Total value	150.3	50.5	79.3	83.5	112.1	99.6	139.3	563.0	564.3	(2)
Federal funds	77.0	27.3	43.0	44.1	61.1	52.7	72.9	289.9	301.1	+ 4
Independent State projects:										
Total value	109.4	56.7	66.2	144.8	124.4	90.6	157.1	513.3	639.8	+25
Toll facilities	39.3	32.9	30.3	102.2	69.8	37.0	84.7	185.8	356.9	+92
LOCALLY OWNED ³	40.0	14.2	15.6	20.0	32.2	48.6	53.3	154.8	183.8	+19

Source: Departments of Commerce and Labor. ¹ Includes force-account work started on Federal and State Projects. ² Change of less than one-half of 1 percent. ³ By municipalities and counties.

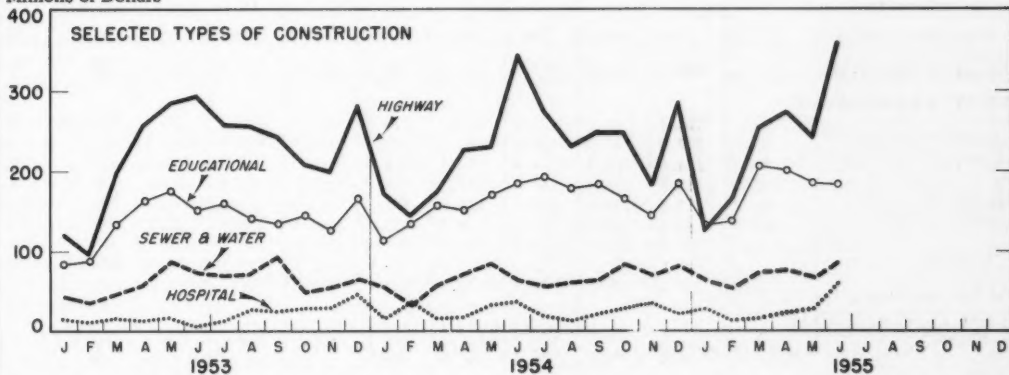
Chart 7.

Contracts Awarded on Public Construction

Millions of Dollars



Millions of Dollars



SOURCE DEPARTMENTS OF COMMERCE AND LABOR

CONSTRUCTION REVIEW C.D. 55-2-F

Table 22.--Contracts Awarded in 37 Eastern States

Type of construction	Value (in millions of dollars)			Percent change		
	July 1955	June 1955	First 7 months, 1955	July 1955 from--		First 7 months, 1954-55
				June 1955	July 1954	
TOTAL	2,272	2,255	14,254	+ 1	+24	+29
Building construction.....	1,852	1,794	11,441	+ 3	+34	+30
Residential.....	959	951	6,416	+ 1	+29	+36
Nonresidential.....	893	843	5,025	+ 6	+39	+24
Engineering.....	420	461	2,813	- 9	- 7	+22
Public works.....	332	382	2,041	-13	- 6	+19
Utilities.....	88	79	772	+11	-10	+30

Source: Compiled by Department of Commerce from data reported by F. W. Dodge Corporation.

Part V--Costs

Table 23.--Construction Cost Indexes

Compiler and coverage	Indexes (1947-49 = 100)									Percent change, July 1954-55
	1955						1952	1953	1954	
	Feb.	Mar.	Apr.	May	June	July	July	July	July	
American Appraisal Company	127.4	127.7	127.9	128.1	128.5	130.0	118.1	123.4	125.7	+ 3
Associated General Contractors	133.6	133.6	134.2	134.5	135.8	137.0	120.9	127.1	132.7	+ 3
E. H. Boeckh and Associates (20 city average):										
Residences	121.5	121.9	122.6	123.3	124.2	124.6	119.8	122.4	120.7	+ 3
Apartments, hotels, and office buildings	128.0	128.2	128.9	129.5	130.5	131.5	122.7	127.0	127.1	+ 3
Commercial and factory buildings	129.0	129.2	130.0	130.6	131.4	133.1	122.8	127.7	128.2	+ 4
Engineering News-Record (as of Aug. 1):										
Building	135.9	136.2	136.8	137.5	138.3	141.4	124.9	129.2	134.7	+ 5
Construction	142.5	142.9	144.2	144.8	145.7	148.4	128.8	135.2	141.6	+ 5
Department of Commerce composite ¹	122.7	123.2	123.9	124.3	124.7	126.0	119.9	123.1	122.0	+ 3

Source: Department of Commerce. ¹ A composite of cost indexes representative of the major types of construction, weighted by the current relative importance of each type.

Table 24.--Indexes of Wholesale Prices of Building Materials, by Selected Classes

Commodity	Indexes (1947-49 = 100)									Percent change, July 1954-55
	1955						1952	1953	1954	
	Feb.	Mar.	Apr.	May	June	July	July	July	July	
ALL BUILDING MATERIALS ¹	122.5	122.8	123.4	124.1	124.1	125.7	118.0	121.3	120.5	+ 4
LUMBER AND WOOD PRODUCTS:										
Lumber	121.4	121.6	122.9	124.2	124.7	125.1	120.4	120.2	118.6	+ 6
Douglas fir	127.2	127.0	128.5	130.5	131.9	132.3	128.5	117.8	125.2	+ 6
Southern pine	114.9	114.4	113.9	114.0	113.4	113.6	116.0	115.2	111.2	+ 2
Other softwoods	133.8	134.4	136.8	137.3	137.8	138.1	128.0	134.8	130.0	+ 6
Hardwoods	113.3	114.3	115.7	117.9	118.2	118.9	112.2	116.2	111.9	+ 6
Millwork	129.0	128.7	129.3	129.3	128.3	128.3	126.8	131.6	130.7	- 2
Plywood	104.8	104.8	104.8	105.6	105.6	105.7	105.8	112.7	103.0	+ 3
Softwood	110.5	110.5	110.5	110.5	110.5	110.7	112.5	115.4	108.9	+ 2
Hardwood	100.9	100.9	100.9	102.6	102.6	102.6	101.1	110.9	98.8	+ 4
PAINT AND PAINT MATERIALS:										
Prepared paint	113.1	114.0	114.8	114.8	114.8	114.8	110.6	110.7	112.8	+ 2
Paint materials	96.1	95.9	96.2	97.0	96.9	97.0	98.4	95.3	97.6	- 1
METAL PRODUCTS:										
Structural shapes	146.2	146.2	146.2	146.2	146.2	157.5	128.4	141.9	146.2	+ 8
Hardware, finish	139.0	139.9	139.9	139.9	139.9	139.9	122.3	133.4	135.8	+ 3
Plumbing equipment	118.7	123.0	123.3	123.3	123.2	123.2	118.1	116.4	118.5	+ 4
Enameled iron fixtures	129.3	129.3	129.3	129.3	129.3	129.3	122.6	126.2	129.2	(2)
Vitreous china fixtures	111.7	117.1	117.3	117.3	117.3	117.3	123.0	107.5	111.7	+ 5
Brass fittings	117.1	123.4	123.4	123.4	123.4	123.4	113.1	115.5	116.5	+ 6
Heating equipment	113.7	113.6	113.6	113.5	113.5	113.5	113.6	115.1	114.0	(2)
Furnaces	120.2	119.8	119.8	119.8	119.8	119.8	116.9	118.6	120.8	- 1
Water heaters	107.7	107.7	107.4	107.4	107.4	107.4	113.0	111.8	107.6	(2)
Metal sash	132.5	132.5	133.2	133.2	133.2	144.2	117.7	127.3	127.3	+13
NONMETALLIC MINERAL PRODUCTS:										
Glass, plate	132.0	132.0	132.0	132.0	132.0	137.5	120.9	132.0	132.0	+ 4
Glass, window	131.3	131.3	135.1	135.1	138.8	138.8	118.0	131.3	131.3	+ 6
Concrete ingredients	123.9	124.1	124.8	124.7	124.9	125.0	112.9	118.4	122.1	+ 2
Portland cement	129.9	130.1	131.5	131.5	131.6	131.8	116.4	123.8	128.2	+ 3
Concrete products	117.0	118.2	118.2	118.2	118.3	118.3	112.4	115.6	117.7	+ 1
Structural clay products	136.1	136.3	136.8	137.0	137.3	142.3	121.3	131.1	132.0	+ 8
Gypsum products	122.1	122.1	122.1	122.1	122.1	122.1	117.7	122.1	122.1	0
Asphalt roofing	100.4	98.8	98.5	105.8	106.7	110.8	106.0	105.8	98.5	+13
Insulation materials	106.7	106.7	106.7	106.7	106.7	106.7	105.1	107.8	110.1	- 3
MISCELLANEOUS PRODUCTS:										
Building board	129.4	129.7	129.7	129.7	129.7	129.7	115.8	123.9	127.9	+ 1
Kitchen cabinets, metal	128.2	128.2	128.2	128.2	128.2	128.2	125.2	127.2	127.6	+ 1

Source: Department of Labor. ¹ Includes items not shown separately.

² Change of less than one-half of 1 percent.

Table 25.--Wholesale Prices of Selected Building Materials

Commodity	Unit	1955		1954
		June	May	June
LUMBER				
Douglas fir:				
Dimension, No. 1, 25% No. 2, green, S4S, 2"x4", R.L., mixed c/l, f.o.b. mill	M bd. ft.	\$77.119	\$74.375	\$66.542
Boards, No. 1, 25% No. 2, green, S4S, R.L., 1"x8", loose, mixed c/l of boards and dimension, f.o.b. mill	M bd. ft.	67.767	65.717	59.276
Timbers, No. 1, 8"x8" to 12"x12", R.L., green, f.o.b. mill	M bd. ft.	74.905	74.260	63.814
Southern pine:				
Dimension, No. 2 and better, 2"x4"x16', dry, S.L., S4S, f.o.b. mill	M bd. ft.	80.456	81.129	74.230
Boards, No. 2 and better, 1"x6", dry, R.L., S4S, f.o.b. mill	M bd. ft.	77.174	77.702	70.633
Ponderosa pine boards, No. 3 common, 1"x8", R.L., S2 or 4S, c/l or mixed cars, f.o.b. mill	M bd. ft.	80.050	78.490	69.360
Oak, red, flooring, plain, 25/32" thick, 2-1/4" face, select, f.o.b. mill	M bd. ft.	191.970	190.990	166.950
Maple flooring, 2d grade, 25/32"x2-1/4" face, f.o.b. mill	M bd. ft.	178.090	176.809	171.203
Poplar, plain No. 2B common, 4/4", R.W., f.o.b. mill	M bd. ft.	55.000	55.000	59.000
Beech, No. 2 common, 4/4", R.W. & L., f.o.b. mill	M bd. ft.	47.000	47.000	55.000
MILLWORK				
Door, Douglas fir, interior, 2 plywood panels, 2'6"x6'8"x1-3/8", f.o.b. factory	Each	4.829	4.829	4.377
Frame, door, ponderosa pine, exterior, 1-5/16"x2" casing, with sill, f.o.b. factory ..	Each	9.326	9.326	9.308
Window, ponderosa pine, 2-light, check rail, open, f.o.b. factory	Each	1.662	1.656	1.653
PLYWOOD				
Douglas fir, interior, grade A-D, 1/4"x48"x96", f.o.b. mill	M sq. ft.	80.807	80.807	73.492
Douglas fir, interior, grade C-D, 5/16"x48"x96", f.o.b. mill	M sq. ft.	70.660	70.660	61.355
BOARD				
Insulation, fiber, 1/2"x48"x96", interior, f.o.b. plant, freight equalized	M sq. ft.	54.000	54.000	53.000
PREPARED PAINT				
Emulsion, water-thinned, inside, delivered	Gallon	2.399	2.399	2.372
Varnish, floor, first grade, delivered	Gallon	3.706	3.706	3.682
Enamel, white, gloss, first grade, delivered	Gallon	4.628	4.628	4.497
Inside, flat, white, first grade, delivered	Gallon	2.945	2.945	2.868
Outside, white, first grade, delivered	Gallon	4.348	4.348	4.342
METAL PRODUCTS				
Structural shapes, carbon steel, 6"x4"x1/2" angles, 30' long, ASTM spec. A-7, base quantity, f.o.b. mill	100 lb.	4.517	4.517	4.367
Bars, reinforcing, carbon steel, 3/4" rounds x 30' long with 10% shorts, spec. ASTM A-15, 50T, base quantity, f.o.b. mill	100 lb.	4.963	4.963	4.900
Sheets, galvanized, carbon steel, 24 gage x 30" wide x 96" long, commercial coating, base chemistry, base packaging, base quantity, f.o.b. mill	100 lb.	7.220	7.220	6.965
Pipe, standard, black, carbon steel, butt weld, threaded and coupled, 1-1/4" nominal, random lengths, wt. 228 lbs., f.o.b. mill	100 ft.	15.000	15.000	14.454
Pipe, standard, galvanized, carbon steel, butt weld, threaded and coupled, 1-1/4" nominal, random lengths, wt. 228 lbs., f.o.b. mill	100 ft.	18.605	18.605	17.731
Nails, wire, carbon steel, 8-penny, common, c/l, f.o.b. mill	100 lb. keg	7.815	7.815	7.488
Soil pipe, cast iron, 2" to 6", single and double hub, service pipe, extra heavy, f.o.b. foundry, index number (1947-49 = 100)	Ton	(111.3)	(111.3)	(105.5)
Aluminum sheets, 3003-H14, hard alloy, mill finish, 0.64"x48"x144", 30,000 lbs. or over, f.o.b. shipping point, freight allowed	Pound	\$0.377	\$0.377	(1)
Copper water tubing, type L, 3/4" size, 0.045" thick, 2,000 ft. or more in 60' coils (0.455 lbs. per linear ft.), f.o.b. mill, freight allowed	Foot	.281	.281	\$0.253
Wire, building, type R, size 12, single braid, f.o.b. destination, or freight prepaid on specified amounts	M ft.	14.110	13.940	9.860
Screening, insect, bronze wire, 18x14 mesh, 30" wide, c/l, f.o.b. factory	Linear ft. roll	24.540	24.540	24.220
PLUMBING EQUIPMENT				
Bath tub, enameled iron, 5', recessed, f.o.b. factory, freight allowed	Each	53.841	53.841	53.841
Lavatory, enameled iron, 20"x18", f.o.b. plant, freight allowed	Each	12.858	12.858	12.858
Water closet, vitreous china, close coupled, reverse trap, f.o.b. plant, freight allowed	Each	23.242	23.242	21.778
Sink, enameled steel, 32"x21", flat rim, 2-compartment, acid resisting, without drainboard, f.o.b. plant, freight allowed	Each	16.634	16.634	16.057

See footnotes at end of table.

Table 25.--Wholesale Prices of Selected Building Materials--Continued

Commodity	Unit	1955		1954
		June	May	June
HEATING EQUIPMENT				
Boiler, heating, steel, oil fired, steam rating 400 sq. ft., less burner, with jacket and standard trim, f.o.b. factory, freight allowed	Each	\$183.142	\$183.142	\$184.880
Convactor, nonferrous, free standing, average steam rating 43 sq. ft., E.D.R., f.o.b. factory, freight allowed	Sq. ft., incl. enclosure	.433	.433	.432
Furnace, warm air:				
Steel, oil fired, forced air, gun-type burner, average bonnet output 90,000-115,000 BTU per hr., f.o.b. factory, freight allowance	Each	247.732	247.732	256.572
Steel, gas fired, standard automatic controls, average input rating 85,000-110,000 BTU per hr., enclosing jacket, f.o.b. factory, freight allowance	Each	157.008	157.008	170.059
Furnace, floor, gas fired, floor grill, average input rating 40,000-60,000 BTU per hr., manual controls, f.o.b. factory.	Each	62.070	62.070	56.967
Oil burner, mechanical forced draft (gun-type), 2-1/2 gal. per hr., thermostat, limit and stack controls, f.o.b. factory.....	Each	102.225	101.958	104.245
Water heater, gas, automatic, 30-gal. storage tank, galvanized steel, 1-year guarantee, f.o.b. factory, freight allowed	Each	38.350	38.350	(1)
NONMETALLIC MINERAL PRODUCTS				
Sand, construction, f.o.b. plant	Ton	1.160	1.156	1.129
Gravel, for concrete, 1-1/2" maximum, f.o.b. plant	Ton	1.395	1.390	1.386
Crushed stone, for concrete, 1-1/2" maximum, f.o.b. plant.....	Ton	1.589	1.585	1.553
Block, concrete, lightweight aggregate, 8"x8"x16", f.o.b. plant	Each	.175	.174	.182
Pipe, concrete, culvert, reinforced, 24" diameter, ASTM spec. C76-41 table 1, 3" wall thickness, 3'-8' lengths, delivered	Foot	3.810	3.938	3.685
Brick, building, f.o.b. plant	Thousand	28.846	28.750	28.151
Brick, face, red, first quality, textured, f.o.b. plant.....	Thousand	37.717	37.717	36.807
Tile, clay, partition, scored, 4"x12"x12", 3-cell, 16 lbs., f.o.b. plant	Thousand	126.629	126.727	122,219
Sewer pipe, vitrified clay, 8" diameter, 3' lengths, standard strength, f.o.b. plant	Foot	.488	.486	.450
Lath, gypsum, 3/8"x16"x48", f.o.b. plant, freight equalized	M sq. ft.	24.010	24.010	24.010
Wallboard, gypsum, 3/8"x48", varying lengths, f.o.b. plant, freight equalized.....	M sq. ft.	31.850	31.850	31.850
Plaster, gypsum, base coat, f.o.b. plant, freight equalized.....	Ton	14.948	14.948	14.948
Shingles, asphalt, strip, 210 lbs., f.o.b. factory, freight allowance	Square	5.349	5.296	4.853
Lime, hydrated, building, finishing, f.o.b. plant	Ton	19.444	19.444	18.083
Siding shingles, asbestos cement, f.o.b. plant, freight equalized	Square	10.306	10.043	9.580

Source: Department of Labor.

¹ Not available.

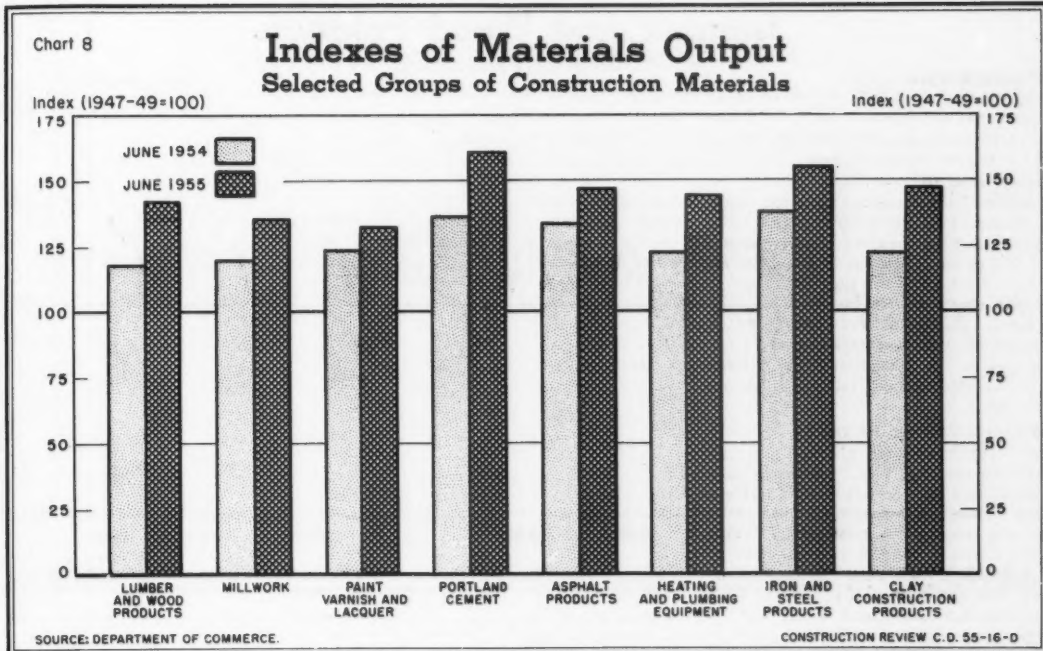


Table 26.--Construction Materials: Indexes of Output

(Monthly average 1947-49 = 100)

Materials group	Monthly Indexes													
	1954							1955						
	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	June	
Lumber and wood products...	117.9	93.9	107.6	126.6	133.5	127.5	124.9	117.7	116.7	136.4	129.9	136.6	142.3	
Millwork	119.8	91.3	122.0	144.5	143.5	131.8	134.8	131.4	131.0	155.2	140.3	128.7	135.9	
Paint, varnish, and lacquer	123.6	111.9	111.5	104.9	93.4	86.9	75.6	94.3	86.6	114.1	117.3	127.3	132.4	
Portland cement	136.4	152.3	153.6	152.8	154.9	142.6	133.3	121.0	105.4	134.0	148.6	161.9	160.2	
Asphalt products	133.8	109.3	123.2	143.5	122.0	104.6	68.0	71.6	79.8	125.3	125.1	121.1	146.8	
Heating and plumbing equipment	122.6	111.0	145.3	155.8	158.8	127.6	112.5	115.9	114.9	141.2	129.5	130.3	144.0	
Iron and steel products	138.1	121.4	126.9	124.3	121.3	105.6	97.6	104.5	104.5	130.1	133.5	136.2	145.4	
Clay construction products..	122.4	117.6	125.1	126.6	123.3	123.7	120.6	112.8	108.1	132.2	126.0	135.0	147.2	
	Quarterly Indexes													
	1954							1955						
	First quarter		Second quarter		Third quarter		Fourth quarter	First quarter		Second quarter				
Gypsum products	132.8		152.3		158.9		162.2	168.9		(1)				
Plumbing fixtures	102.7		100.9		101.4		123.1	133.5		139.1				

Source: Table compiled by the Department of Commerce from data reported by various Government agencies and by private firms shown in notes to the tables following. ¹ Not yet available.

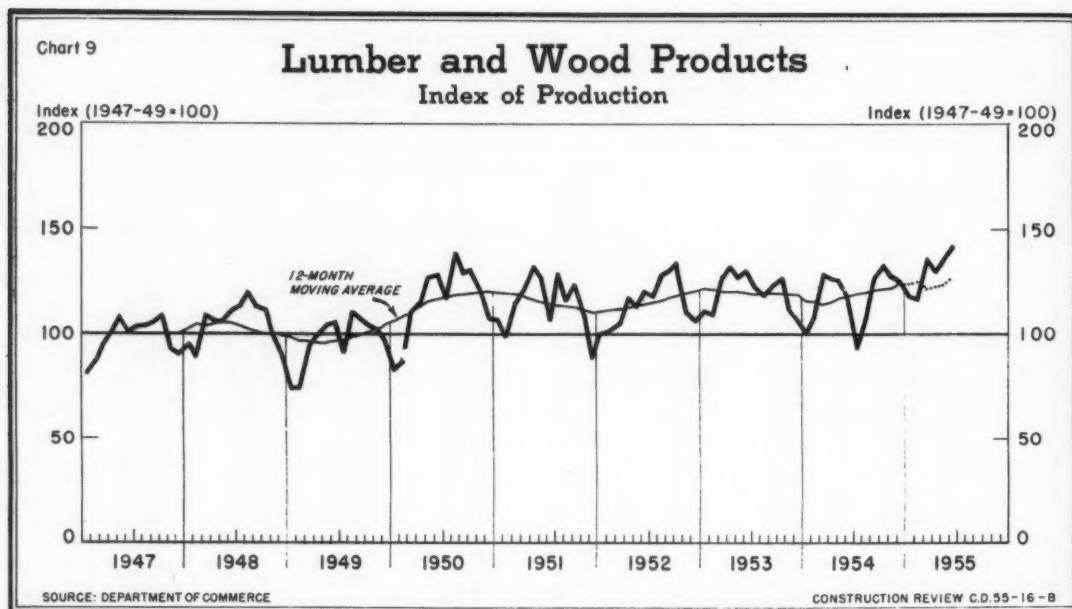


Table 27.--Lumber and Wood Products: Production, Shipments, and Stocks

Period	Softwood lumber (Million board feet)			Hardwood flooring (Thousand board feet)			Douglas fir plywood (Million square feet)	Insulating boards (Tons)	Hardboard (Tons)
	Production	Shipments	Stocks	Production	Shipments	Stocks	Production		
1947-49 average.....	28,048	27,440	4,448	812,365	789,437	44,455	1,802	766,269	294,214
Year: 1952.....	30,477	30,578	4,980	1,004,117	1,001,672	86,938	3,051	879,655	396,219
1953.....	31,072	30,318	5,756	1,004,558	1,010,972	73,449	3,704	952,562	423,428
1954.....	29,296	29,798	5,275	1,145,118	1,139,091	68,425	3,825	1,015,813	493,258
12 months ending:									
March 1955.....	29,816	30,399	--	1,191,903	1,193,971	--	4,052	1,075,023	509,870
April 1955.....	29,850	30,443	--	1,202,184	1,207,255	--	4,110	1,081,108	510,133
May 1955.....	30,012	30,671	--	1,221,281	1,226,604	--	4,190	1,083,748	514,830
June 1955.....	30,499	31,019	--	1,240,799	1,243,223	--	4,339	1,075,468	517,530
1954: June.....	2,459	2,699	5,484	96,554	100,063	66,986	280	89,877	42,879
July.....	2,025	2,256	5,253	94,037	98,340	62,583	142	85,910	40,890
August.....	2,317	2,411	5,161	101,799	104,247	59,768	207	89,862	41,791
September.....	2,650	2,656	5,153	104,340	104,572	56,859	332	88,860	42,409
October.....	2,715	2,693	5,175	104,788	105,116	56,456	393	96,961	43,268
November.....	2,553	2,473	5,254	102,146	98,488	59,874	395	89,164	43,744
December.....	2,499	2,479	5,275	102,284	92,910	68,425	393	84,239	38,535
1955: January.....	2,309	2,311	5,238	97,476	98,885	64,016	393	94,753	43,641
February.....	2,320	2,293	5,284	93,925	94,946	62,945	389	86,784	39,722
March.....	2,734	2,819	5,205	110,093	111,090	61,076	444	97,328	46,368
April.....	2,629	2,754	5,121	104,293	108,160	55,183	413	87,850	44,844
May.....	2,802	2,827	5,107	109,546	109,787	55,200	409	92,160	46,749
June.....	2,946	3,047	5,007	116,072	116,682	53,454	429	81,597	45,579
Percent change									
June, 1954-55.....	+20	+13	-8	+20	+17	-20	+53	-9	+6
First 6 mos., 1954-55.....	+8	+8	-9	+18	+19	-20	+26	+13	+10

Source: Table compiled by Department of Commerce (BDSA) from data reported by the National Lumber Manufacturers Association, the Douglas Fir Plywood Association, and the Bureau of the Census.

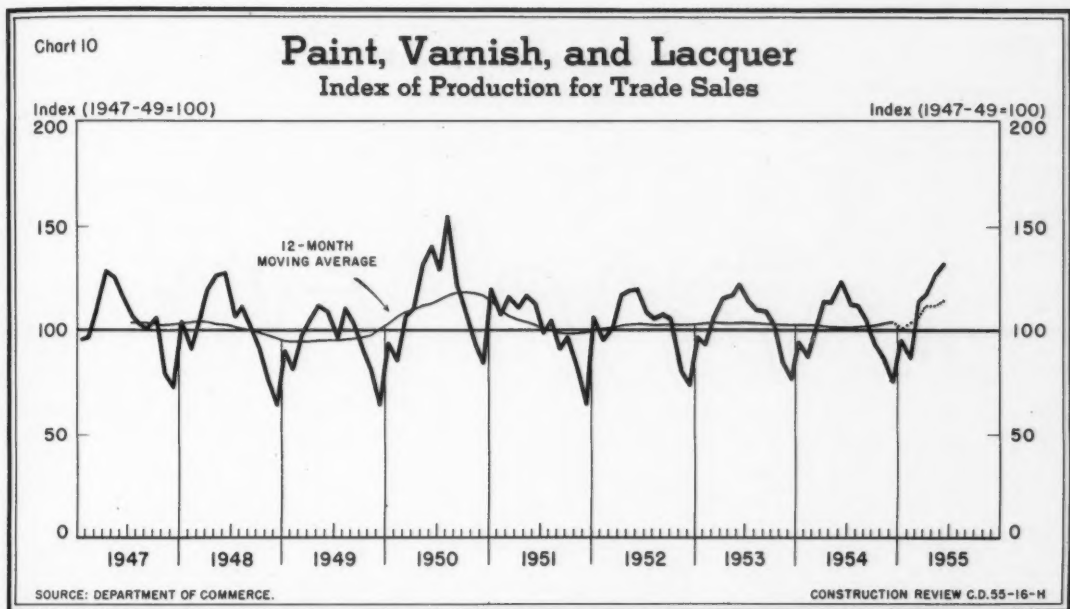


Table 28.--Millwork Products, and Paint, Varnish, and Lacquer: Production

Period	Production (Thousands of units)					Production for trade sales (Thousands of gallons)
	Douglas fir doors (panel type)	Ponderosa pine doors	Hardwood doors	Sash	Exterior frames	Paint, varnish, & lacquer
1947-49 average	5,658	3,780	3,172	11,246	4,152	266,701
Year: 1952	5,288	2,417	4,373	10,514	4,543	274,992
1953	4,070	2,487	4,783	11,419	5,072	276,326
1954	3,522	2,285	5,940	11,054	5,791	271,235
12 months ending:						
March 1955	3,642	2,370	6,547	12,212	6,329	273,425
April 1955	3,599	2,376	6,769	12,415	6,497	274,297
May 1955	3,556	2,396	6,835	12,624	6,655	277,399
June 1955	3,507	2,330	6,915	12,761	6,927	279,177
1954: June	265	199	499	967	541	27,642
July	85	127	447	716	399	24,874
August	71	220	608	919	498	24,777
September	342	235	593	1,247	634	23,309
October	346	229	591	1,227	629	20,752
November	377	191	553	1,128	518	19,320
December	383	209	560	1,124	537	16,775
1955: January	362	196	562	1,017	527	20,969
February	355	184	565	1,061	522	19,254
March	415	236	657	1,181	653	25,370
April	301	187	646	987	591	26,072
May	254	182	554	1,050	606	28,285
June	216	133	579	1,104	720	29,420
Percent change						
June, 1954-55	-19	-33	+16	+14	+33	+6
First 6 mos., 1954-55	-1	+9	+38	+36	+40	+7

Source: Table compiled by Department of Commerce (BDSA) from data reported by the Fir Door Institute, the National Wood Work Manufacturers Association (whose data on ponderosa pine and hardwood doors, sash and exterior frames are only from member firms, and are not adjusted to represent full coverage), and the Bureau of the Census.

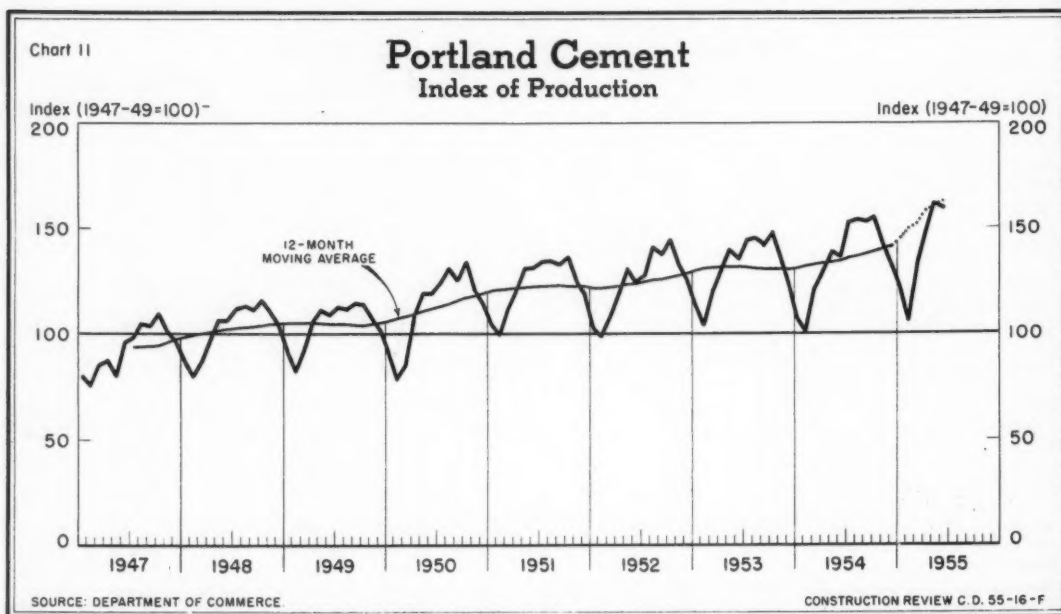


Table 29.--Portland Cement, and Asphalt and Gypsum Products: Production, Shipments, and Stocks

Period	Pro- duction	Ship- ments	Stocks	Shipments (Thousands of squares)				Shipments (Million square feet)	
	(Thousands of barrels)			Asphalt prepared roofing	Asphalt siding	Asphalt insulated brick siding	Asphalt and tar saturated felts	Gypsum board ¹	Gypsum lath ¹
	Portland cement								
1947-49 average	200,607	199,306	11,922	61,252	3,365	2,811	17,087	2,478	2,075
Year: 1952	249,091	251,137	15,964	57,938	1,858	2,718	23,577	3,457	2,315
1953	264,022	260,889	19,231	56,703	1,557	2,794	25,778	3,757	2,435
1954	271,277	274,096	16,722	58,648	1,447	2,297	28,531	4,217	2,484
12 months ending:									
March 1955	276,768	279,492	--	61,400	1,437	2,255	30,518	4,456	2,649
April 1955	279,885	281,198	--	62,576	1,422	2,210	31,533	(2)	(2)
May 1955	283,672	285,459	--	63,174	1,399	2,218	31,564		
June 1955	287,653	288,087	--	63,623	1,356	2,226	32,224		
1954: June	22,802	28,632	19,674	6,484	151	231	2,985	1,052	635
July	25,482	27,702	17,524	5,251	115	233	2,330	1,079	689
August	25,698	28,887	14,408	6,029	147	260	2,460		
September	25,522	29,032	10,907	7,062	153	256	3,036		
October	25,887	27,134	9,667	6,088	144	221	2,436	1,144	642
November	23,826	22,766	10,732	5,108	125	159	2,360		
December	22,290	16,347	16,722	3,094	86	97	1,852		
1955: January	20,231	13,520	23,434	3,190	85	93	2,091	1,181	683
February	17,612	14,031	27,018	3,264	79	108	2,711		
March	22,409	22,941	26,486	5,533	125	161	3,758		
April	24,847	25,295	26,039	6,099	98	172	2,977	(2)	(2)
May	27,066	29,172	23,610	5,972	91	227	2,568		
June	26,783	31,260	18,828	6,933	108	239	3,645		
	Percent change								
June, 1954-55	+17	+11	--	+7	-28	+3	+22	--	--
First 6 mos., 1954-55	+13	+11	--	+19	-13	-7	+26	--	--

Source: Table compiled by Department of Commerce (BDSA) from data reported by the Department of Interior (Bureau of Mines), and the Bureau of the Census.

¹ Data reported on quarterly basis.

² Not yet available.

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Table 30.--Portland Cement: Destination of Shipments, by State

State	1955			Calendar year			12 months ending--		
	March	April	May	1952	1953	1954	March 1955	April 1955	May 1955
Alabama	380	305	319	3,883	4,260	3,943	3,956	3,948	3,945
Arizona	267	226	226	2,119	2,433	2,215	2,264	2,260	2,310
Arkansas	329	257	273	1,940	1,762	1,894	2,333	2,454	2,583
California	2,912	2,737	2,837	25,367	27,737	28,528	29,799	30,015	30,258
Colorado	261	332	332	2,826	2,941	3,285	3,287	3,307	3,308
Connecticut	269	314	386	2,977	3,194	3,258	3,257	3,273	3,364
Delaware	75	76	97	861	902	910	942	959	975
District of Columbia	116	135	135	1,156	1,249	1,324	1,341	1,356	1,370
Florida	857	757	759	6,680	7,487	8,354	8,821	8,902	9,047
Georgia	469	427	457	4,161	4,644	4,441	4,481	4,524	4,602
Idaho	71	88	107	1,116	986	1,215	1,193	1,189	1,189
Illinois	952	1,304	1,526	13,327	13,439	14,973	15,013	15,139	15,136
Indiana	528	702	730	6,207	6,568	6,724	6,753	6,867	6,945
Iowa	346	362	759	4,890	4,941	5,863	5,955	5,877	6,061
Kansas	564	845	808	5,939	5,801	6,576	6,614	6,816	7,049
Kentucky	228	277	333	3,621	3,354	3,026	2,959	2,931	2,989
Louisiana	619	555	589	5,869	5,728	6,292	6,410	6,428	6,513
Maine	94	92	111	692	894	857	921	948	966
Maryland	373	459	509	4,363	4,676	4,447	4,456	4,489	4,606
Massachusetts	395	459	631	4,347	4,351	4,180	4,273	4,328	4,587
Michigan	720	1,185	1,521	11,255	12,716	13,076	13,391	13,561	13,681
Minnesota	406	478	761	4,748	4,968	5,500	5,751	5,816	6,028
Mississippi	186	144	176	1,705	1,696	1,732	1,763	1,750	1,788
Missouri	637	749	674	6,319	6,796	7,556	7,553	7,581	7,528
Montana	31	66	96	1,358	949	1,019	989	981	980
Nebraska	217	294	479	2,629	3,384	3,724	3,745	3,701	3,846
Nevada	65	73	65	625	618	842	812	789	784
New Hampshire	47	80	130	451	549	827	844	866	929
New Jersey	755	823	991	8,084	8,581	9,164	8,991	8,991	9,079
New Mexico	180	186	184	1,645	1,860	2,111	2,212	2,169	2,167
New York	1,355	1,655	2,141	16,905	19,134	20,290	20,134	20,150	20,428
North Carolina	386	404	491	3,896	3,715	4,009	4,106	4,081	4,230
North Dakota	68	151	110	1,062	1,148	1,161	1,183	1,262	1,242
Ohio	999	1,341	1,923	13,021	14,286	16,003	15,927	16,077	16,603
Oklahoma	455	494	419	4,677	4,158	4,364	4,337	4,411	4,488
Oregon	182	147	239	2,902	2,445	2,081	2,164	2,132	2,181
Pennsylvania	1,112	1,311	1,673	15,055	15,234	15,108	15,196	15,182	15,437
Rhode Island	71	68	88	1,015	857	685	677	668	690
South Carolina	189	202	255	2,961	2,217	1,993	1,950	1,952	2,022
South Dakota	77	89	107	1,113	1,246	1,116	1,143	1,148	1,143
Tennessee	380	390	433	4,702	4,856	4,683	4,693	4,551	4,616
Texas	2,027	1,745	1,745	17,249	16,158	19,081	19,921	20,168	20,351
Utah	111	172	197	1,343	1,343	1,508	1,511	1,539	1,594
Vermont	16	22	40	321	300	242	244	241	255
Virginia	403	422	460	4,652	4,701	4,474	4,505	4,513	4,611
Washington	435	539	561	4,954	5,413	5,684	5,939	5,885	5,897
West Virginia	134	134	168	1,791	1,921	2,379	2,330	2,264	2,178
Wisconsin	324	473	672	5,673	6,127	5,840	5,992	6,043	6,114
Wyoming	29	47	63	561	538	585	567	561	569

Source: Table compiled by Department of Commerce from data reported by Department of Interior (Bureau of Mines).

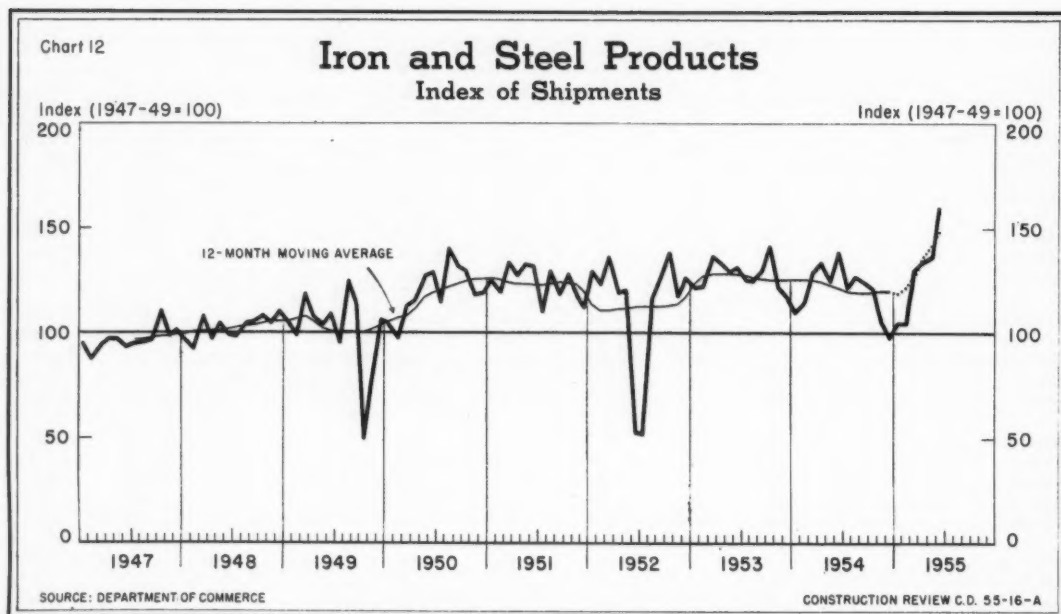


Table 31.--Iron and Steel Products: Shipments, Bookings, and Backlog

(Thousands of tons)

Period	Shipments									Shipments	Bookings	Back-log ¹
	Line pipe	Concrete reinforcing bars	Galvanized sheets	Nails	Piling	Rails	Cast-iron pipe		Rigid steel conduit				Fabricated structural steel
							Pressure	Soil				
1947-49 average	1,975	1,523	1,669	797	309	2,167	1,075	604	226	2,248	2,105	--
Year: 1952.....	2,882	1,813	1,961	651	235	1,454	1,312	651	225	2,664	2,504	1,033
1953.....	3,507	1,849	2,291	529	343	1,954	1,286	677	221	3,117	2,787	1,010
1954.....	2,595	1,751	2,363	567	388	1,196	1,376	744	228	3,136	2,510	743
12 months ending:												
March 1955.....	2,418	1,807	2,496	598	369	996	1,405	794	248	3,019	2,631	--
April 1955.....	2,387	1,845	2,533	608	360	992	1,435	804	251	2,967	2,716	--
May 1955.....	2,395	1,897	2,567	620	368	1,031	1,481	814	*254	2,936	2,820	--
June 1955.....	2,468	1,895	2,614	639	372	1,050	1,497	831	*260	2,928	2,919	--
1954: June	275	211	200	55	35	108	131	67	21	290	219	848
July	212	168	214	47	26	80	98	59	23	265	263	872
August	232	152	207	53	40	71	127	68	23	272	193	822
September.....	225	151	210	55	26	63	124	71	22	265	207	797
October.....	203	150	209	49	38	59	130	68	22	258	212	763
November.....	132	138	197	43	31	49	118	65	23	230	195	730
December.....	92	123	206	32	28	40	111	55	20	224	197	743
1955: January.....	119	116	211	49	21	97	101	61	19	226	241	781
February.....	135	128	199	51	27	103	95	67	20	213	234	802
March	254	161	239	61	29	122	130	83	23	228	285	877
April	253	184	239	62	27	118	146	76	19	242	270	881
May	265	215	236	63	40	*121	169	75	*20	223	303	938
June	348	209	247	74	39	127	147	84	*27	282	318	991
Percent change												
June, 1954-55	+27	- 1	+24	+35	+11	+18	+12	+25	+29	- 3	+45	+17
First 6 mos., 1954-55	- 9	+17	+22	+25	- 8	-18	+18	+24	+33	-13	+33	+17

Source: Table compiled by the Department of Commerce (BDSA) from data reported by the American Iron and Steel Institute, the National Electric Manufacturers Association, the American Institute of Steel Construction, and the Bureau of the Census. *Estimated

¹ Scheduled for fabrication in the next four months.

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Table 32.--Clay Construction Products: Production and Shipments

Period	Brick, common and face (Million brick)		Structural clay tile (Thousand tons)		Vitrified clay sewer pipe (Thousand tons)		Hollow facing tile (Million brick equivalent)		Glazed & unglazed floor & wall tile (Thousand square feet)	
	Production	Shipments	Production	Shipments	Production	Shipments	Production	Shipments	Production	Shipments
1947-49 Average	5,504	5,324	1,286	1,231	1,451	1,375	357	341	104,800	101,088
Year: 1952	5,889	5,642	977	994	1,649	1,548	413	389	132,085	123,267
1953	5,875	5,771	990	922	1,655	1,563	456	444	137,429	134,375
1954	6,153	6,119	953	895	1,702	1,636	457	444	141,066	139,515
12 months ending:										
March 1955	6,403	6,367	935	890	1,744	1,680	460	448	150,064	149,501
April 1955	6,458	6,440	917	879	1,749	1,684	452	439	152,601	152,490
May 1955	6,549	6,564	902	870	1,769	1,722	453	441	156,659	157,254
June 1955	6,649	6,660	892	863	1,797	1,769	449	439	161,105	162,581
1954: June	554	588	87	84	151	150	41	40	11,490	11,609
July	538	574	84	79	135	153	40	38	11,446	11,765
August	583	587	84	81	149	162	40	40	11,610	12,368
September	576	589	81	77	156	158	38	38	12,399	12,756
October	561	571	81	79	148	153	37	38	12,308	12,272
November	557	549	80	72	149	140	40	38	12,477	12,222
December	519	464	69	64	151	122	42	39	12,880	12,358
1955: January	468	412	66	64	132	101	36	33	13,973	13,258
February	446	405	65	60	134	109	33	33	13,111	12,528
March	563	568	72	69	163	149	40	39	15,338	15,807
April	569	605	65	70	143	147	32	31	14,550	14,820
May	614	652	68	72	157	178	34	34	15,077	15,491
June	654	684	77	77	179	197	37	38	15,936	16,936
Percent change										
June, 1954-55	+18	+16	-12	-8	+19	+31	-10	-5	+39	+46
First 6 mos. 1954-55	+18	+19	-13	-7	+12	+18	-3	-2	+29	+35

Source: Table compiled by Department of Commerce (BDSA) from data reported by the Bureau of the Census.

Table 33.--Clay Construction Products: Production and Shipments, by Census Region¹

Census region	PRODUCTION				SHIPMENTS			
	June 1955		First 6 months 1955		June 1955		First 6 months 1955	
	Quantity	Percent change from June 1954	Quantity	Percent change, 1954-55	Quantity	Percent change from June 1954	Quantity	Percent change, 1954-55
Brick, common and face (thousands)								
U. S. TOTAL	653,910	+18	3,313,940	+18	684,429	+16	3,327,409	+19
New England	13,875	-2	57,344	+8	12,266	-8	52,154	+2
Middle Atlantic	106,808	+82	511,663	(2)	121,280	+11	518,880	+9
East North Central	147,808	+19	759,435	+14	159,154	+15	748,779	+15
West North Central	33,327	+31	170,684	+32	35,731	+26	159,750	+26
South Atlantic	156,059	+21	826,256	+21	166,896	+23	856,788	+26
East South Central	62,036	+27	313,806	+22	60,993	+17	315,292	+23
West South Central	72,082	+23	401,699	+26	70,307	+15	386,514	+25
Mountain	23,187	+17	116,700	+12	22,132	+16	113,373	+21
Pacific	38,728	+8	156,543	+48	35,670	+17	175,879	+26
Structural clay tile (tons)								
U. S. TOTAL	77,358	+8	413,839	-13	77,109	-8	411,925	-7
Middle Atlantic	7,138	(2)	40,103	(2)	8,583	+20	43,178	+15
East North Central	14,089	+32	65,741	+14	14,385	+21	68,755	+11
West North Central	11,896	-27	55,274	-30	12,398	-12	53,836	-23
South Atlantic	13,962	-8	75,743	-20	13,060	-12	81,039	-2
East South Central	5,865	-43	36,076	-25	6,002	-28	37,639	-10
West South Central	23,262	-5	130,500	-4	20,921	-14	117,226	-12
Mountain & Pacific	1,146	-58	10,402	-44	1,760	-39	10,252	-33
Vitrified clay sewer pipe (tons)								
U. S. TOTAL	179,359	+19	908,407	+12	197,360	+31	880,217	+18
Middle Atlantic	19,929	+11	96,479	+1	22,891	+43	87,703	+18
East North Central	75,933	+31	360,308	+14	86,833	+46	353,968	+19
West North Central	17,937	+8	99,087	+6	20,289	+10	95,986	+5
South Atlantic	13,804	+24	72,349	+26	14,244	+24	73,069	+27
E. & W. South Central	23,731	+16	124,731	+7	22,588	+21	115,532	+13
Mountain	3,343	+16	20,310	-6	3,491	-3	19,159	-6
Pacific	24,682	+8	134,873	+20	27,024	+19	134,802	+28

Source: Table compiled by Department of Commerce (BDSA) from data reported by the Bureau of the Census. ¹ Composition of regions, and nonfarm population distribution by region, are shown below table 2. ² Change of less than one-half of 1 percent.

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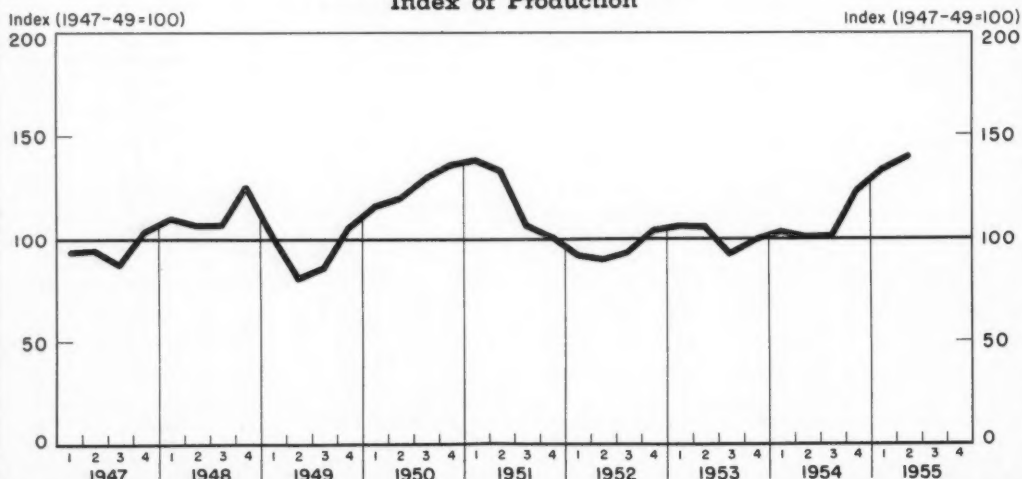
Table 35.—Plumbing Fixtures: Production, Shipments, and Stocks

Type of fixture	Number of fixtures						Percent change, 2d quarter 1954-55		
	2d quarter 1955			2d quarter 1954					
	Produc- tion	Ship- ments	Stocks ¹	Produc- tion	Ship- ments	Stocks ¹	Produc- tion	Ship- ments	Stocks ¹
Lavatories	991,611	985,253	326,142	708,391	749,110	425,550	+40	+32	-23
Vitreous china	497,372	511,332	136,954	367,151	381,849	176,390	+35	+34	-22
Cast-iron	424,315	396,878	146,220	285,385	300,683	216,769	+49	+32	-33
Steel	69,924	77,043	42,968	55,855	66,578	32,391	+25	+16	+33
Water closets	1,125,493	1,129,236	157,598	764,408	826,763	219,950	+47	+37	-28
Syphon jet	131,068	131,224	41,748	90,680	101,852	64,663	+45	+29	-35
Washdown	493,390	497,667	61,153	340,368	361,829	68,297	+45	+38	-10
Reverse trap	501,035	500,345	54,697	333,360	363,082	86,990	+50	+38	-37
Flush tanks, vitreous china	1,007,933	1,005,043	193,094	692,752	726,738	212,338	+45	+38	-9
Urinals, vitreous china	38,368	36,873	13,112	24,815	30,355	16,087	+55	+21	-18
Kitchen sinks	653,166	622,841	292,440	516,941	522,181	282,865	+26	+19	+3
Cast-iron	304,051	279,400	144,104	242,709	238,097	178,903	+25	+56	-19
Steel	348,309	342,735	147,361	273,299	283,173	102,685	+27	+21	+44
Other metals and glazed earthenware ²	806	706	975	933	911	1,277	-14	-23	-24
Wash sinks	4,922	4,393	5,634	3,199	4,461	4,524	+54	-2	+25
Service sinks	23,818	24,391	12,234	20,051	18,607	16,868	+19	+31	-27
Sink and laundry tray comb.	38,794	37,779	22,063	25,735	37,492	24,651	+51	+1	-11
Laundry trays	42,051	40,044	17,765	28,359	23,749	23,564	+48	+69	-25
Bathtubs	646,627	624,643	208,800	479,379	521,754	197,471	+35	+20	+6
Cast-iron	480,350	452,259	160,301	332,833	375,266	165,962	+44	+21	-3
Steel	166,277	172,384	48,499	146,546	146,488	31,509	+13	+18	+54
Shower stalls, including receptors ..	54,679	56,863	8,574	59,058	55,560	10,812	-7	+2	-21

Source: Department of Commerce.

¹ At end of period.² Includes vitreous china.

Chart 14

Plumbing Fixtures
Index of Production

SOURCE: DEPARTMENT OF COMMERCE.

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Table 34.--Heating and Plumbing Equipment: Shipments and Stocks

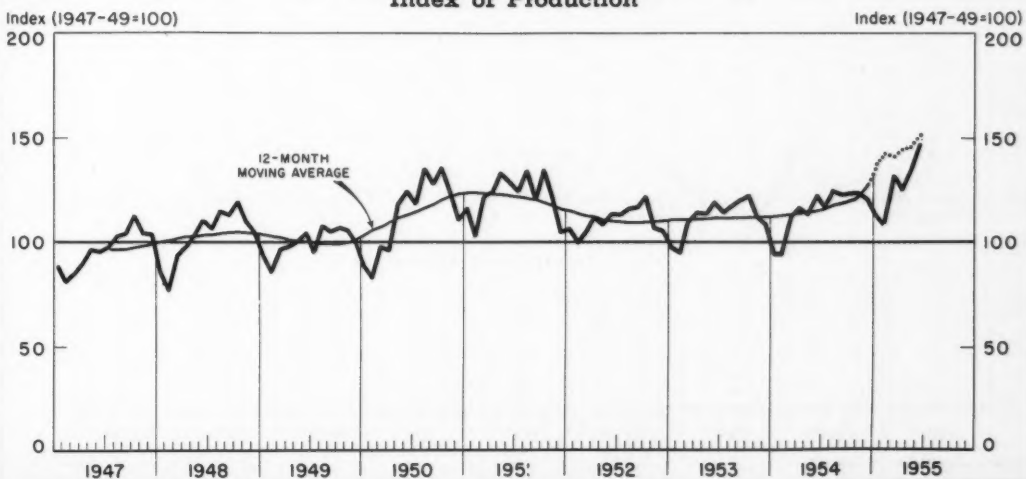
Period	Gas water heaters (Thousands of units)		C. I. convectors and radiators (Thousand square feet)		Warm air furnaces (Thousands of units)		Floor and wall furnaces (Thousands of units)		Residential oil burners ¹ (Thousands of units)
	Shipments	Stocks	Shipments	Stocks	Shipments	Stocks	Shipments	Stocks	Shipments
1947-49 average	1,818	67	50,980	4,377	794	69	552	44	541
Year: 1952	1,996	74	36,898	3,859	928	106	548	59	505
1953	2,274	128	31,667	4,650	997	148	552	108	541
1954	2,236	103	28,386	5,434	1,132	130	550	74	494
12 months ending:									
March 1955	2,384	--	28,781	--	1,201	--	576	--	524
April 1955	2,419	--	28,531	--	1,221	--	582	--	531
May 1955	2,444	--	28,518	--	1,239	--	587	--	538
June 1955	2,456	--	28,623	--	1,259	--	585	--	535
1954: June	203	102	2,208	7,903	95	172	41	95	45
July	187	85	1,937	7,438	92	166	41	91	40
August	203	90	3,315	6,765	130	153	58	92	56
September	201	87	3,217	6,478	148	133	68	75	62
October	198	91	3,354	5,915	138	122	76	63	69
November	176	95	2,700	5,400	108	121	60	59	42
December	163	103	1,956	5,434	81	130	45	74	29
1955: January	200	97	1,675	5,876	85	137	39	76	39
February	215	94	1,970	6,106	80	145	38	81	39
March	249	103	2,419	6,416	87	176	41	81	39
April	232	94	2,035	6,991	92	189	40	82	39
May	217	123	1,732	7,898	100	200	39	83	40
June	215	207	*2,200	--	117	213	39	85	41
Percent change									
June, 1954-55	+15	--	--	--	+23	+24	- 5	-11	- 9
First 6 mos., 1954-55	+20	--	+ 1	--	+29	--	+17	--	+20

Source: Table compiled by Department of Commerce (BDSA) from data reported by the Bureau of the Census. * Estimated. ¹ Sold separately.

Chart 13

Clay Construction Products

Index of Production



SOURCE: DEPARTMENT OF COMMERCE.

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Part VII--Employment

Table 36.--Contract Construction: Employment by Type of Contractor

Period	All contractors	Building contractors							Nonbuilding contractors		
		All building contractors	General contractors	Special trades contractors					All non-building	Highway and street	Other non-building
				All special trades	Plumbing and heating	Painting and decorating	Electrical work	Other trades			
NUMBER OF EMPLOYEES (in thousands)											
Year: 1948.....	2,169.0	1,753.0	807.0	946.0	238.2	124.9	123.2	459.8	416.0	172.1	243.8
1949.....	2,165.0	1,736.0	779.0	957.0	241.7	123.4	122.1	469.5	428.0	178.1	250.3
1950.....	2,333.0	1,885.0	844.0	1,041.0	263.1	130.8	123.4	524.0	448.0	183.0	265.2
1951.....	2,603.0	2,109.0	957.6	1,151.7	286.9	155.7	140.5	568.7	493.0	201.3	291.9
1952.....	2,634.0	2,119.0	948.3	1,170.8	287.7	156.5	155.7	570.9	514.0	209.4	305.0
1953.....	2,622.0	2,109.0	934.0	1,175.1	288.9	148.1	159.7	578.4	513.0	214.9	297.8
1954.....	2,527.0	2,021.0	848.8	1,172.7	283.4	141.4	156.5	591.5	506.0	217.4	288.2
1954: June.....	2,629.0	2,070.0	877.2	1,192.3	280.7	150.2	157.6	603.8	559.0	255.2	303.7
July.....	2,686.0	2,113.0	899.8	1,213.3	286.3	154.6	159.9	612.5	573.0	264.1	308.8
Aug.	2,735.0	2,151.0	915.2	1,236.2	293.1	160.2	158.6	624.3	584.0	268.4	315.5
Sept.	2,698.0	2,129.0	897.6	1,231.1	291.4	157.0	155.0	627.7	569.0	262.1	306.9
Oct.	2,652.0	2,099.0	877.2	1,221.9	291.1	148.4	155.5	626.9	553.0	252.6	300.7
Nov.	2,598.0	2,074.0	862.6	1,211.7	288.1	144.2	155.4	624.0	524.0	231.2	292.6
Dec.	2,426.0	1,975.0	801.9	1,173.4	283.1	135.5	153.7	601.1	451.0	186.0	265.2
1955: Jan.	2,237.0	1,839.0	733.3	1,106.1	270.6	121.6	148.5	565.4	398.0	152.6	244.9
Feb.	2,169.0	1,780.0	694.6	1,085.6	264.7	121.7	144.6	554.6	389.0	147.4	241.2
Mar.	2,255.0	1,844.0	723.9	1,119.9	266.3	129.2	143.6	580.8	411.0	161.9	249.0
Apr.	2,399.0	1,935.0	759.8	1,174.8	272.5	140.2	143.8	618.3	464.0	196.4	267.3
May.....	2,526.0	2,013.0	789.9	1,222.8	279.3	147.8	145.6	650.1	513.0	234.7	278.6
June.....	2,615.0	2,073.0	825.8	1,247.0	283.4	154.0	148.4	661.2	542.0	260.0	282.2
Percent change											
May-June 1955..	+3.5	+3.0	+4.5	+2.0	+1.5	+4.2	+1.9	+1.7	+5.7	+10.8	+1.3
June, 1954-55 ..	- .5	+ .1	-5.9	+4.6	+1.0	+2.5	-5.8	+9.5	-3.0	+ 1.9	-7.1

Source: Department of Labor.

Table 37.--Contract Construction: Indexes of Employment (Seasonally Adjusted), and Indexes of Weekly Man-Hours

(1947-49 = 100)													
Year	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Annual average
	INDEXES OF EMPLOYMENT ¹ (seasonally adjusted) ¹												
1948.....	100.8	95.8	98.2	100.1	101.6	103.9	104.6	105.2	105.6	106.0	106.9	107.0	103.1
1949.....	105.7	103.2	102.0	101.2	101.0	101.3	102.6	103.5	104.5	104.2	104.1	101.8	102.9
1950.....	100.8	99.9	100.1	103.3	106.3	111.1	114.4	116.5	117.6	119.0	119.7	117.5	110.9
1951.....	120.1	119.9	122.2	123.3	123.4	124.3	125.2	125.6	125.1	126.2	123.9	124.6	123.8
1952.....	123.6	124.8	123.1	123.0	123.5	125.8	126.4	127.1	127.5	125.9	126.0	125.2	125.2
1953.....	124.4	124.7	124.7	124.0	123.5	123.4	124.1	124.5	125.8	126.2	125.2	124.1	124.6
1954.....	119.0	120.7	122.1	121.3	120.8	120.1	120.4	120.3	119.8	118.9	119.8	117.6	120.0
1955.....	116.8	114.5	117.7	118.7	120.0	119.4							
	INDEXES OF WEEKLY MAN-HOURS												
1948.....	89.6	81.3	86.7	95.0	102.2	111.9	115.1	117.3	116.2	113.3	106.6	105.4	103.4
1949.....	94.2	88.9	89.2	95.0	103.1	106.8	110.5	114.2	111.5	111.4	104.4	94.9	102.0
1950.....	84.6	79.5	83.7	95.8	106.1	116.7	122.1	129.5	126.1	128.9	123.9	112.7	109.1
1951.....	106.4	99.3	105.4	116.9	126.4	131.8	137.7	141.1	138.5	139.8	124.2	121.6	124.1
1952.....	111.1	112.3	108.3	117.5	125.4	136.8	138.9	143.2	144.0	139.9	128.2	123.9	127.5
1953.....	109.1	108.7	109.1	115.8	122.6	130.4	132.0	137.2	131.7	136.7	126.7	117.2	123.1
1954.....	95.5	102.8	106.4	112.1	118.2	124.6	127.5	129.8	123.8	123.5	118.2	108.9	115.9
1955.....	96.0	92.4	100.6	106.1	117.2	122.4							

Source: Department of Labor.
Federal Reserve Board.¹ Indexes for months before January 1953 are based on seasonally adjusted employment data derived by the

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Table 38.—Contract Construction: Employment in Selected States

State	Number of employees (in thousands)											Percent change, June 1954-55
	1954		1955						1952	1953	1954	
	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	June	June	June	June	
Alabama	35.2	31.6	29.2	29.9	31.1	31.7	32.9	33.2	40.1	34.8	32.8	+ 1
Arizona	15.8	16.0	15.1	15.0	15.9	16.0	16.4	16.1	15.3	17.5	15.1	+ 7
Arkansas	16.4	15.6	16.5	17.3	17.6	18.0	18.7	19.4	25.3	20.7	15.7	+24
California	257.7	258.1	243.9	249.6	255.4	262.5	268.3	277.7	247.5	255.1	253.5	+10
Colorado	25.0	23.8	22.2	21.1	22.1	24.1	25.6	28.1	29.8	28.9	27.1	+ 4
Connecticut ¹	41.1	40.0	38.2	36.3	37.6	41.4	45.5	48.0	45.3	41.5	40.7	+18
District of Columbia ..	19.0	18.0	17.0	16.6	17.1	18.2	18.7	19.3	19.3	19.1	17.8	+ 8
Florida	83.3	82.9	78.7	77.8	78.4	79.2	79.7	81.2	72.4	80.4	80.1	+ 1
Georgia	50.5	49.2	49.7	50.1	52.3	52.6	54.5	57.2	49.7	53.2	51.2	+12
Idaho	7.3	6.1	4.9	5.1	5.7	7.9	9.1	10.5	10.8	9.9	9.6	+ 9
Illinois	171.3	159.8	146.1	139.6	145.5	154.7	167.7	171.8	170.3	173.1	171.0	(2)
Indiana	63.3	59.8	56.3	54.0	57.9	63.2	66.9	72.0	68.1	66.9	59.1	+22
Iowa	35.2	30.2	25.4	23.8	25.9	29.6	33.3	37.5	36.2	33.0	33.6	+12
Kansas	39.5	35.5	32.5	31.0	35.8	39.1	39.5	42.0	41.4	33.3	40.2	+ 4
Louisiana	50.3	49.4	44.0	44.3	45.3	45.5	45.8	47.2	54.7	58.0	55.5	-15
Maine	14.1	12.7	10.7	9.9	9.7	11.4	14.6	15.3	12.8	13.0	14.7	+ 4
Maryland	60.5	56.3	53.6	51.6	55.9	59.5	62.4	63.4	66.4	63.6	62.0	+ 2
Massachusetts	79.2	73.8	66.5	61.9	66.4	73.9	79.4	83.6	78.1	76.2	73.5	+14
Michigan	122.0	111.4	101.6	96.6	95.1	100.1	106.2	107.9	113.2	103.7	120.2	-10
Minnesota	58.7	50.3	45.2	42.7	42.9	49.2	58.6	65.3	52.8	52.9	48.3	+35
Mississippi	16.7	15.5	16.2	15.9	16.8	17.2	19.1	18.7	20.3	21.0	16.4	+14
Missouri	68.2	65.2	60.1	60.6	65.7	67.6	68.3	71.2	65.7	47.5	68.9	+ 3
Montana	9.9	8.5	6.6	6.5	6.5	7.5	10.1	10.8	13.7	10.3	11.5	- 6
Nebraska	21.8	18.8	15.8	15.7	16.9	19.7	23.0	23.8	21.5	22.5	22.7	+ 5
Nevada	8.1	8.1	7.8	8.3	8.5	9.4	9.7	10.0	7.1	8.2	8.8	+14
New Hampshire	8.4	7.8	6.4	6.1	6.7	8.2	8.9	9.6	8.0	7.4	8.0	+20
New Jersey	98.5	94.9	86.5	80.1	86.6	94.0	101.9	104.4	98.2	95.1	100.4	+ 4
New Mexico	14.4	14.0	13.1	13.1	13.9	14.8	15.5	16.1	14.7	15.1	14.4	+12
New York	238.3	220.8	202.9	194.6	203.1	217.7	232.9	240.0	231.4	235.0	244.8	- 2
North Carolina	47.7	45.3	43.5	42.5	44.4	44.8	47.3	49.0	61.2	54.9	48.7	+ 1
North Dakota	11.0	8.4	6.3	5.9	6.0	8.2	11.0	12.4	11.1	10.4	13.3	- 7
Ohio	154.7	143.4	130.0	122.1	127.4	136.9	145.3	154.7	154.4	154.3	158.1	- 2
Oklahoma	31.4	29.8	27.5	28.2	29.5	31.2	30.9	32.4	34.1	34.3	32.2	+ 1
Oregon	22.2	20.9	19.2	18.5	19.4	20.6	24.1	24.3	25.4	24.8	23.0	+ 6
Pennsylvania	184.5	170.4	156.1	147.1	158.8	175.1	189.1	195.7	194.0	182.1	185.2	+ 6
Rhode Island	17.2	16.5	15.0	14.6	15.7	17.0	17.2	17.5	17.7	15.7	15.9	+10
South Carolina	35.9	34.7	33.6	34.2	34.2	35.6	36.4	37.9	62.6	52.9	40.4	- 6
South Dakota	8.6	7.4	6.4	6.1	7.3	9.1	10.8	11.3	10.7	10.3	10.5	+ 8
Tennessee	59.8	56.4	52.4	51.0	52.2	53.1	54.5	55.7	49.3	55.1	54.9	+ 1
Texas	155.2	151.1	148.6	155.6	162.4	162.7	164.2	169.0	176.4	174.6	152.8	+11
Utah ³	13.5	12.2	9.7	9.6	11.0	12.8	14.3	15.8	13.2	10.4	12.3	+28
Vermont	4.7	4.0	3.1	2.9	3.0	3.6	4.5	5.0	3.9	4.4	4.7	+ 6
Virginia	60.6	56.7	55.0	55.0	57.1	59.3	60.1	61.3	68.1	63.7	58.0	+ 6
Washington	46.9	44.4	41.2	39.3	41.1	44.7	47.3	49.5	51.0	50.5	51.5	- 4
West Virginia	18.1	14.7	14.3	13.7	15.2	16.2	17.2	19.2	18.7	22.4	19.6	- 2
Wisconsin	56.7	52.2	48.1	45.9	47.3	50.8	56.2	60.4	55.3	56.3	52.9	+14
Wyoming	5.7	5.0	4.4	4.4	4.4	4.6	6.0	6.8	8.0	7.0	6.9	- 1

Source: Department of Labor. ¹ Includes a small number of employees in mining. ² Change of less than one-half of 1 percent. ³ Revised series; not strictly comparable with previously published data.

CONSTRUCTION REVIEW

Table 39.--Contract Construction: Employment in Selected Areas

Area	Number of employees (in thousands)											Percent change, June 1954-55
	1954		1955						1952	1953	1954	
	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	June	June	June	June	
Albany-Schenectady-Troy, N.Y. ..	7.6	6.6	5.5	4.9	4.8	5.4	6.3	(1)	7.3	6.8	7.7	--
Albuquerque, N. Mex.	4.9	5.1	4.6	4.7	4.8	5.1	5.7	6.2	4.7	5.4	4.8	+29
Atlanta, Ga.	18.3	18.1	17.5	17.5	18.0	18.3	19.4	20.2	16.3	16.2	18.1	+12
Baltimore, Md.	37.6	35.1	33.6	31.9	34.4	36.3	38.0	38.1	39.4	38.7	39.0	-2
Baton Rouge, La.	6.1	5.6	5.5	5.4	5.4	5.4	5.6	5.8	(1)	(1)	5.9	-2
Binghamton, N. Y.	2.8	2.6	2.6	2.4	2.5	2.8	3.1	3.2	3.2	3.1	3.2	0
Birmingham, Ala.	11.8	11.1	10.7	11.1	11.3	11.8	12.7	13.5	11.3	11.2	10.7	+26
Boise, Idaho	1.4	1.3	1.1	1.0	1.2	1.5	1.5	1.6	2.0	2.3	1.6	0
Boston, Mass.	42.0	39.9	36.4	33.4	36.7	41.5	44.9	47.6	45.3	45.4	40.3	+18
Bridgeport, Conn. ²	5.2	5.0	4.4	4.3	4.5	5.0	5.2	5.6	5.5	5.1	5.3	+6
Buffalo, N. Y.	19.7	17.0	15.1	13.7	13.6	15.7	17.5	18.5	18.7	20.1	19.6	-6
Casper, Wyo.	1.4	.9	.8	.9	.8	.9	1.0	1.1	1.4	.9	1.0	+10
Charleston, S. C.	3.6	3.2	3.6	3.8	4.1	4.0	4.0	4.0	4.1	4.4	3.7	+8
Charleston, W. Va.	4.1	3.4	3.5	3.5	3.6	3.9	4.1	4.4	5.8	5.4	4.5	-2
Charlotte, N. C.	5.8	5.4	5.1	4.8	5.1	5.3	5.5	5.6	6.8	6.2	6.5	-14
Chattanooga, Tenn.	5.0	4.9	4.6	4.6	4.6	4.3	4.4	4.7	3.1	5.3	4.2	+12
Chicago, Ill.	110.7	104.0	97.8	94.8	99.6	104.8	110.9	113.1	102.3	113.9	111.0	+2
Denver, Colo.	15.7	14.7	13.7	13.0	13.4	14.4	15.4	16.7	19.5	18.7	17.8	-6
Des Moines, Iowa	6.4	5.3	4.4	4.3	5.1	5.5	6.0	6.6	4.2	3.0	5.6	+18
Detroit, Mich.	73.6	67.5	61.7	59.4	56.9	60.0	62.4	62.7	(1)	55.2	70.8	-11
Duluth, Minn.	2.7	2.6	2.2	2.1	2.0	2.2	2.5	2.7	2.6	2.4	2.1	+29
Great Falls, Mont.	1.5	1.2	1.1	1.1	1.2	1.3	1.5	1.7	(1)	1.4	1.6	+6
Harrisburg, Pa. ³	8.4	7.2	6.4	6.0	6.9	7.7	7.8	8.4	7.9	6.6	7.0	+20
Hartford, Conn. ²	9.2	8.8	7.8	7.9	8.1	8.9	9.3	9.7	9.9	9.2	9.2	+5
Indianapolis, Ind.	9.1	8.4	8.2	8.0	8.6	8.8	9.5	10.3	12.3	12.6	10.1	+2
Jacksonville, Fla.	9.2	9.2	8.9	9.3	9.0	8.8	8.7	8.1	9.8	8.4	9.0	-10
Kansas City, Mo.	18.0	18.9	18.6	18.4	19.0	19.4	18.7	19.4	21.3	7.0	21.0	-8
Knoxville, Tenn.	16.4	13.8	12.5	11.5	11.0	10.4	10.4	10.0	6.2	11.5	13.4	-25
Lewiston, Maine	1.2	1.2	1.0	.9	.9	1.0	1.1	1.2	1.1	1.2	1.2	0
Little Rock-N. Little Rock, Ark.	5.5	5.2	5.6	5.7	5.9	6.2	6.7	6.5	5.0	5.4	5.1	+27
Los Angeles, Calif.	120.2	123.0	116.8	120.4	123.3	125.4	126.2	128.6	108.7	122.4	118.1	+9
Manchester, N. H.	1.7	1.6	1.4	1.3	1.4	1.7	1.8	1.9	1.3	1.4	1.5	+27
Memphis, Tenn.	10.0	9.9	9.0	9.0	9.9	10.1	10.7	11.9	11.6	10.5	9.6	+24
Miami, Fla.	24.1	24.5	23.2	22.9	23.6	23.6	22.9	23.9	16.5	18.7	19.8	+21
Milwaukee, Wis.	20.4	19.5	18.3	17.4	18.2	19.6	20.9	21.8	(1)	(1)	18.7	+17
Minneapolis-St. Paul, Minn.	33.0	28.5	25.2	24.3	25.2	30.1	35.2	37.9	30.8	28.0	24.3	+56
Mobile, Ala.	4.1	3.9	3.8	3.9	4.6	4.4	4.4	4.1	(1)	5.4	4.0	+3
Nashville, Tenn. ²	7.4	7.0	6.6	6.3	6.6	6.9	7.5	7.9	(1)	9.9	7.4	+7
Nassau-Suffolk Counties, N.Y.	28.4	27.3	25.1	23.2	26.1	28.2	29.4	30.2	(1)	29.2	30.4	-1
Newark-Jersey City, N.J.	28.6	28.6	25.5	24.4	26.4	28.7	32.2	33.0	(1)	29.6	30.6	+8
New Bedford, Mass.	1.4	1.3	1.1	1.0	1.1	1.3	1.4	1.4	1.5	1.4	1.0	+40
New Britain, Conn. ²	1.3	1.2	1.1	1.1	1.1	1.2	1.3	1.3	1.2	1.4	1.4	-7
New Haven, Conn. ²	6.0	5.6	4.8	4.9	5.0	5.4	5.7	6.0	6.1	5.8	5.9	+2
New Orleans, La.	20.7	20.2	19.9	19.5	20.1	20.1	20.3	20.8	19.9	18.6	22.0	-5
New York City, N.Y.	103.2	99.7	95.2	95.7	99.3	101.9	107.0	109.4	106.2	105.5	109.1	(4)
Norfolk-Portsmouth, Va.	11.4	11.0	11.0	10.9	11.2	11.5	11.4	12.0	12.1	12.7	11.9	+1
Oklahoma City, Okla.	8.4	8.1	7.5	7.6	8.0	8.6	8.8	9.4	11.3	9.7	9.1	+3
Omaha, Nebr.	8.8	7.8	6.7	6.7	6.9	7.3	8.3	7.3	9.0	8.2	9.2	-21
Phoenix, Ariz.	8.9	9.1	8.6	8.4	8.6	8.7	8.8	8.4	7.0	8.7	7.6	+11
Pittsburgh, Pa.	38.6	38.4	35.1	33.5	35.9	40.8	42.4	43.1	(1)	41.9	36.8	+17
Portland, Maine	4.1	3.8	3.2	2.9	3.0	3.1	3.3	3.2	3.1	3.7	3.7	-14
Portland, Ore.	13.2	12.4	11.5	11.2	11.7	12.2	14.0	13.1	14.4	13.5	12.2	+7
Providence, R. I.	15.3	14.6	13.3	13.0	13.9	15.0	15.3	15.5	15.7	13.9	14.1	+10
Racine, Wis.	2.0	1.8	1.7	1.7	1.7	1.8	1.9	2.1	(1)	(1)	1.9	+11
Reno, Nev.	2.2	2.0	1.7	1.8	2.0	2.1	2.2	1.9	1.8	1.3	2.2	-14
Richmond, Va.	9.4	9.2	9.0	8.9	9.1	9.8	9.9	10.1	11.2	10.4	9.6	+5
Rochester, N.Y.	9.8	8.8	8.2	7.9	8.0	8.8	8.9	8.2	8.3	8.9	9.8	-16
St. Louis, Mo.	42.9	39.5	36.0	34.2	36.9	37.4	37.1	37.5	(1)	(1)	43.6	-14
Salt Lake City, Utah ³	8.2	7.7	6.3	6.4	7.2	7.6	7.7	8.3	7.7	5.6	7.1	+17
San Diego, Calif.	11.9	12.3	12.2	12.4	12.6	12.8	12.9	12.3	13.2	14.7	12.2	+1

See footnotes at end of table.

Table 39.--Contract Construction: Employment in Selected Areas--Continued

Area	Number of employees (in thousands)											Percent change, June 1954-55
	1954		1955						1952	1953	1954	
	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	June	June	June	June	
San Francisco-Oakland, Calif.	59.4	58.7	54.9	53.4	53.4	55.8	57.8	61.2	59.3	55.5	57.2	+ 7
Savannah, Ga.	2.7	2.6	2.9	3.2	3.3	3.5	3.5	3.6	4.2	4.3	2.9	+24
Seattle, Wash.	13.3	12.7	12.3	12.5	13.6	14.4	15.0	15.1	13.3	13.2	13.4	+13
Spokane, Wash.	4.4	3.9	3.2	3.3	3.1	3.9	3.9	4.5	5.3	4.3	5.0	-10
Springfield-Holyoke, Mass.	5.5	5.0	4.5	4.1	4.3	4.8	4.9	5.4	5.7	4.6	4.9	+10
Stamford, Conn. ²	3.2	3.2	2.8	2.8	3.0	3.3	3.4	3.5	3.3	3.4	3.3	+ 6
Syracuse, N. Y.	7.3	6.2	5.0	4.8	5.4	6.0	6.7	7.7	7.2	7.1	6.8	+13
Tacoma, Wash.	3.8	3.4	3.4	3.4	3.6	3.8	4.2	4.8	4.2	4.8	3.9	+23
Tampa-St. Petersburg, Fla.	13.2	12.9	12.9	12.6	12.6	12.7	12.7	12.9	11.9	12.3	12.4	+ 4
Topeka, Kans.	2.7	2.6	2.4	2.2	2.5	3.0	3.1	3.4	4.2	3.0	2.4	+42
Tucson, Ariz.	2.7	2.6	2.5	2.5	2.8	3.1	3.3	3.4	4.8	4.3	2.8	+21
Tulsa, Okla.	7.6	7.4	7.1	7.3	7.7	8.2	7.8	7.8	7.8	8.5	7.4	+ 5
Utica-Rome, N.Y.	2.9	2.3	1.8	1.6	1.6	1.7	1.9	2.1	3.4	4.3	3.7	-43
Washington, D. C.	39.6	38.1	36.5	35.9	37.0	39.0	39.8	40.7	40.9	39.5	38.1	+ 7
Waterbury, Conn. ²	2.1	1.9	1.6	1.6	1.6	1.8	1.9	2.0	2.1	1.9	2.1	- 5
Westchester Co., N.Y.	16.2	15.0	13.6	12.4	13.4	15.0	15.7	16.5	(1)	(1)	16.3	+ 1
Wheeling-Steubenville, W. Va.	3.9	3.4	3.3	3.3	3.3	3.7	3.9	4.3	3.9	4.1	4.0	+ 8
Wichita, Kans.	7.0	6.4	6.4	6.2	6.7	7.1	7.1	7.3	6.8	7.3	7.1	+ 3
Worcester, Mass.	3.6	3.1	2.8	2.7	2.7	2.9	3.0	3.1	4.2	4.0	3.5	-11

Source: Department of Labor.

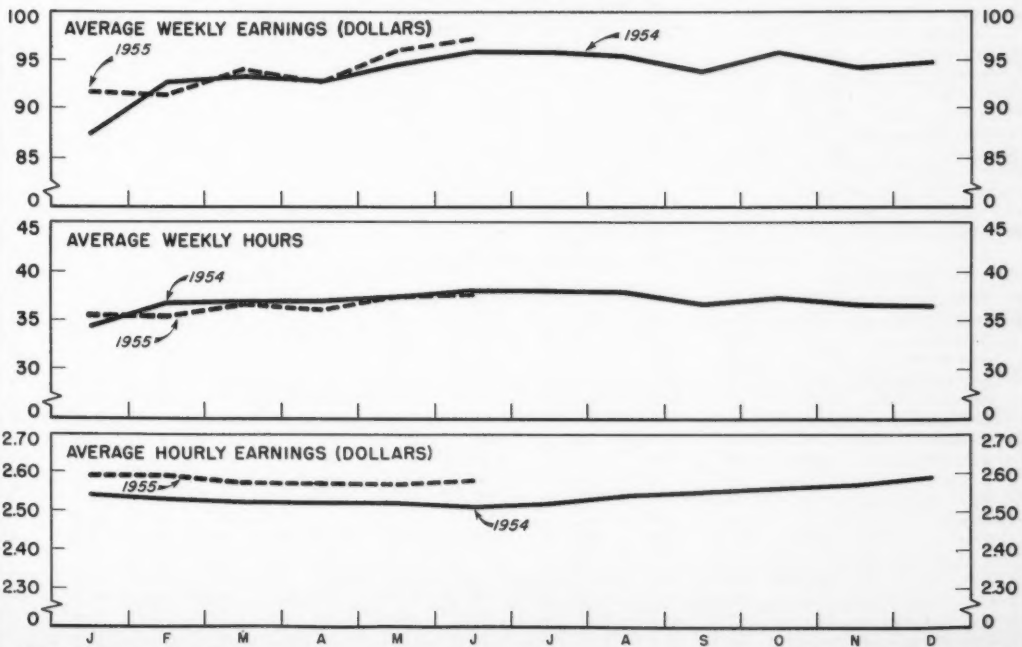
¹ Not available.² Includes a small number of employees in mining.³ Revised series; not strictly

comparable with previously published data.

⁴ Change of less than one-half of 1 percent.

Chart 15

Hours and Earnings of Workers In Contract Construction



SOURCE: DEPARTMENT OF LABOR

CONSTRUCTION REVIEW C.D. 55-2-K

CONSTRUCTION REVIEW

Table 40.--Contract Construction: Hours and Gross Earnings of Construction Workers

Period	All construction	Building construction							Nonbuilding construction		
		All building contractors	General contractors	Special trades contractors					All non-building	Highway and street	Other non-building
				All special trades	Plumbing and heating	Painting and decorating	Electrical work	Other trades			
AVERAGE WEEKLY EARNINGS											
Year: 1953.....	\$91.61	\$91.76	\$87.75	\$94.79	\$98.30	\$87.10	\$111.61	\$91.04	\$90.27	\$85.28	\$93.85
1954.....	93.98	94.12	89.41	98.01	102.71	90.39	112.71	93.19	92.86	86.88	97.36
1954: June.....	95.63	95.72	90.04	99.70	103.41	92.04	113.39	95.89	96.56	91.81	100.28
July.....	96.01	95.20	89.55	99.43	103.14	92.39	112.40	96.15	97.71	95.26	99.39
August.....	96.52	96.20	91.51	99.53	103.52	92.31	113.88	96.10	97.21	93.09	100.77
September.....	93.84	94.32	89.00	98.10	102.92	92.57	110.08	94.08	92.97	88.75	96.33
October.....	95.74	96.26	91.62	99.46	103.63	92.75	115.05	94.87	94.13	86.62	100.53
November.....	94.32	94.15	89.61	97.02	100.10	90.37	112.18	93.90	94.30	88.94	98.55
December.....	94.28	95.40	90.83	98.28	107.20	91.12	113.30	91.77	89.47	80.51	96.08
1955: January.....	91.69	93.02	88.55	96.10	105.64	86.72	113.00	88.78	85.01	76.70	90.16
February.....	91.43	91.96	85.59	95.55	103.40	90.05	111.25	89.24	88.31	78.79	94.11
March.....	94.06	94.42	89.14	97.92	103.40	92.38	113.10	93.37	91.48	83.21	97.22
April.....	92.52	93.10	87.40	97.10	103.22	90.25	112.81	92.92	89.39	81.92	95.37
May.....	96.12	96.52	90.27	100.74	105.26	94.87	114.17	97.55	94.07	90.03	97.86
June.....	97.27	97.15	90.64	102.03	106.20	95.93	115.64	99.09	95.94	94.79	97.32
AVERAGE WEEKLY HOURS											
Year: 1953.....	37.7	37.0	37.5	36.6	38.1	34.7	39.3	35.7	40.3	41.2	39.6
1954.....	37.0	36.2	36.2	36.3	37.9	34.5	38.6	35.3	40.2	40.6	39.9
1954: June.....	38.1	37.1	36.9	37.2	38.3	35.4	39.1	36.6	41.8	42.7	41.1
July.....	38.1	36.9	36.7	37.1	38.2	35.4	38.1	36.7	42.3	43.9	40.9
August.....	38.0	37.0	36.9	37.0	38.2	35.1	39.0	36.4	41.9	42.7	41.3
September.....	36.8	36.0	35.6	36.2	37.7	34.8	37.7	35.5	39.9	40.9	39.0
October.....	37.4	36.6	36.5	36.7	38.1	35.0	39.0	35.8	40.4	40.1	40.7
November.....	36.7	35.8	35.7	35.8	36.8	34.1	37.9	35.3	40.3	40.8	39.9
December.....	36.4	36.0	35.9	36.0	38.7	34.0	38.8	34.5	38.4	37.8	38.9
1955: January.....	35.4	35.1	35.0	35.2	38.0	32.6	38.7	33.5	36.8	36.7	36.8
February.....	35.3	34.7	34.1	35.0	37.6	33.6	38.1	33.3	37.9	37.7	38.1
March.....	36.6	35.9	35.8	36.0	37.6	34.6	38.6	35.1	39.6	40.2	39.2
April.....	36.0	35.4	35.1	35.7	37.4	33.8	38.5	34.8	38.2	38.1	38.3
May.....	37.4	36.7	36.4	36.9	38.0	35.4	38.7	36.4	40.2	41.3	39.3
June.....	37.7	36.8	36.4	37.1	38.2	35.4	39.2	36.7	41.0	42.7	39.4
AVERAGE HOURLY EARNINGS											
Year: 1953.....	2.43	2.48	2.34	2.59	2.58	2.51	2.84	2.55	2.24	2.07	2.37
1954.....	2.54	2.60	2.47	2.70	2.71	2.62	2.92	2.64	2.31	2.14	2.44
1954: June.....	2.51	2.58	2.44	2.68	2.70	2.60	2.90	2.62	2.31	2.15	2.44
July.....	2.52	2.58	2.44	2.68	2.70	2.61	2.95	2.62	2.31	2.17	2.43
August.....	2.54	2.60	2.48	2.69	2.71	2.63	2.92	2.64	2.32	2.18	2.44
September.....	2.55	2.62	2.50	2.71	2.73	2.66	2.92	2.65	2.33	2.17	2.47
October.....	2.56	2.63	2.51	2.71	2.72	2.65	2.95	2.65	2.33	2.16	2.47
November.....	2.57	2.63	2.51	2.71	2.72	2.65	2.96	2.66	2.34	2.18	2.47
December.....	2.59	2.65	2.53	2.73	2.77	2.68	2.92	2.66	2.33	2.13	2.47
1955: January.....	2.59	2.65	2.53	2.73	2.78	2.66	2.92	2.65	2.31	2.09	2.45
February.....	2.59	2.65	2.51	2.73	2.75	2.68	2.92	2.68	2.33	2.09	2.47
March.....	2.57	2.63	2.49	2.72	2.75	2.67	2.93	2.66	2.31	2.07	2.48
April.....	2.57	2.63	2.49	2.72	2.76	2.67	2.93	2.67	2.34	2.15	2.49
May.....	2.57	2.63	2.48	2.73	2.77	2.68	2.95	2.68	2.34	2.18	2.49
June.....	2.58	2.64	2.49	2.75	2.78	2.71	2.95	2.70	2.34	2.22	2.47
Percent change, June 1954 to 1955											
Avg. wkly. earnings..	+1.7	+1.5	+0.7	+2.3	+2.7	+4.2	+2.0	+3.3	-0.6	+3.2	-3.0
Avg. wkly. hours.....	-1.0	-.8	-1.4	-.3	-.3	0	+ .3	+ .3	-1.9	0	-4.1
Avg. hrly. earnings....	+2.8	+2.3	+2.0	+2.6	+3.0	+4.2	+1.7	+3.1	+1.3	+3.3	+1.2

Source: Department of Labor.

Construction Legislation

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APPROPRIATIONS

Supplemental Appropriation Act, 1956. (Public Law 219, approved August 4, 1955.)

Most of the nearly \$2.3 billion appropriated in this law for construction and housing items is for national defense projects in the United States and at overseas bases, many of which were authorized by Congress only a short time previously in Public Law 161, 84th Congress (see page 51, August 1955 issue of Construction Review). The funds included for the military construction program were distributed as follows: Department of the Air Force, \$994,291,000 (of which \$255,000,000 is to be obtained by transfer or unexpended procurement funds); Department of the Army, \$485,077,000 (all previously appropriated for other purposes, but unspent); and Department of the Navy, \$442,628,300 (all newly appropriated). Among the larger individual items included in the foregoing was \$20,000,000 to start construction of the Air Force Academy at Colorado Springs, Colorado.

Other major construction items contained in P. L. 219 include:

(1) Atomic Energy Commission, \$256,327,000 for construction of plants and purchase of equipment (providing funds for a number of projects authorized under Public Law 141, 84th Congress, summarized on page 51 of the August 1955 issue of Construction Review), and \$2,900,000 for construction of a community hospital at Oak Ridge, Tennessee;

(2) Department of Commerce, Bureau of Public Roads, \$37,730,000 additional for the Inter-American Highway authorized by Public Law 129, 84th Congress (see page 50, July 1955 issue of Construction Review), and \$2,600,000 for construction, alterations, and repairs at the Washington National Airport;

(3) General Services Administration, \$15,000,000 for expenses in connection with lease-purchase activities authorized by the Public Buildings Purchase Contract Act of 1954 (Public Law 519, 83d Congress);

(4) Department of the Interior, Bureau of Mines, \$8,500,000 for construction of drainage works and other facilities to provide for the conservation of anthracite coal resources of the State of Pennsylvania, as authorized in Public Law 162, 84th Congress (see below);

(5) Department of Defense, \$5,551,014 for general construction on rivers and harbors and flood control projects authorized under the Corps of Engineers civil works program, \$4,200,000 for construction of additional Loran (navigational aid) Stations by the Coast Guard, and \$2,250,000 for advances to the Bureau of Public Roads for construction of access roads to military installations and defense plants;

(6) Central Intelligence Agency, \$5,500,000 for preparation of detailed plans and specifications for the headquarters installation authorized by Public Law 161, 84th Congress;

(7) Housing and Home Finance Agency, \$4,100,000 for an additional amount for fiscal year 1955 payments of annual contributions to local public housing authorities for operating low-rent public housing projects; and

(8) Smithsonian Institution, \$2,288,000 for the preparation of plans and specifications and for incidental expenses connected with the construction of a new Museum of History and Technology, as authorized by Public Law 106, 84th Congress (see page 50, July 1955 issue of Construction Review).

Legislative Appropriation Act, 1956. (Public Law 242, approved August 5, 1955.)

Construction items contained in this law are:

(1) \$5,000,000 to provide for the extension, reconstruction, and replacement of the central portion of the United States Capitol; and

(2) \$8,500,000 for continuing construction on the new office building for the United States Senate.

DEFENSE

Extension of Armed Forces Defense Plant and Mobilization Construction Authority. (Public Law 262, approved August 9, 1955.)

P.L. 262 provides continuing statutory authority beyond the July 1, 1955 expiration date for the Secretaries of the Army, the Navy, and the Air Force to construct, expand, and maintain both Government-owned and privately owned industrial plants necessary for defense production or mobilization reserve purposes. This authority is continued until July 1, 1956, unless terminated sooner by a concurrent resolution of the Congress or by the termination of the present national emergency declared by the President on December 16, 1950.

Defense Production Act Amendments of 1955. (Public Law 295, approved August 9, 1955.)

This law continues until June 30, 1956, the President's powers under the Defense Production Act of 1950, as amended, to establish priorities and to allocate scarce materials during a national emergency, and to encourage the expansion of production plant capacity and the supply of strategic and critical materials beyond the levels needed to meet civilian demand. P.L. 295 expressly confers on the President authority to promote development of substitutes for strategic and critical materials.

The act also changes the basis for determining allocation of materials in the civilian market, should the necessity arise for invoking the allocations powers. In particular, it provides for a new base period, i.e., "a representative period preceding any future allocation of materials," rather than one related to specific dates, viz., June 24, 1950, June 30, 1953, and July 1, 1953, which were previously stipulated and which are no longer appropriate.

Amendment to the National Defense Facilities Act to Provide Additional Reserve Training Facilities. (Public Law 302, approved August 9, 1955.)

This law amends the National Defense Facilities Act of 1950 by (a) authorizing an additional \$250,000,000 for Federal assistance to the States in acquiring, expanding, and constructing armories, rifle ranges, airfields, training centers, and other facilities required for the training of the 7 Reserve components of the Armed Forces, and (b) granting authority to the Secretary of Defense to continue this program through the next 3 fiscal years.

Among various other amendments made by P.L. 302 are those which:

- (1) Permit construction of facilities made necessary by the conversion and redesignation of existing National Guard units entirely at Federal expense;
- (2) Exclude all facilities other than armories from the 75 percent restriction on Federal contributions toward State-owned facilities;
- (3) Add the requirement that State construction projects under the Act be performed in accordance with State laws and under the supervision of State officials, subject to the inspection and approval of the Secretary of Defense.

BUILDING LOANS

Extension of the Small Business Act of 1953. (Public Law 268, approved August 9, 1955.)

This law extends the life of the Small Business Administration for 2 years to June 30, 1957. It also:

- (1) Increases from \$150,000 to \$250,000 the limit on individual loans to small businesses (including those for financing plant construction).
- (2) Permits individual small businesses to associate together and pool their individual eligibilities for loans, thus lifting the loan ceiling for the corporate pool to \$250,000 multiplied by the number of small businesses in the pool. If the loan to such a pool is for the purpose of constructing facilities,

the loan may be for a term up to 20 years, plus any additional time needed to complete construction, and the interest rate may be not less than 3 nor more than 5 percent. Under certain conditions, activities of the pool are exempt from antitrust laws and from the Federal Trade Commission Act.

(3) Enables the Small Business Administration to participate with private lenders in making disaster loans. This is a technical amendment which would provide specific statutory authority for such participation, which had become a practice considered desirable to continue.

(4) Enables the SBA to make loans to distressed businesses in drought areas. Previously, the law provided that the SBA could make loans determined to be necessary or appropriate because of floods or other catastrophes, and this amendment specifically provides that drought is in the nature of a catastrophe and that loans to small businesses in a drought area may be made under certain circumstances.

(5) Specifies that the interest rate on disaster housing loans shall not exceed 3 percent.

(6) Enables the SBA to extend or renew certain outstanding loans for an additional period not to exceed 10 years, if such extension or renewal will aid in the orderly liquidation of the loan. The former law provided that business loans (including those for plant construction) made by the SBA should have a maximum term of 10 years, and that disaster housing loans should have a maximum maturity of 20 years.

Amendments to the Bankhead-Jones Farm Tenant Act to Simplify and Reduce the Cost of Administering the Insured Farm Ownership Loan Program. (Public Law 273, approved August 9, 1955.)

This law further amends the Bankhead-Jones Farm Tenant Act to simplify administration (thereby reducing costs) of the title I program--insurance of loans for the acquisition, improvement, or enlargement of farms--by:

(1) Permitting the Secretary of Agriculture to insure loans and to secure such loans by mortgages taken with the Government named as mortgagee, rather than the insured lender named as mortgagee. The lender would merely hold the note endorsed for Government insurance. This change will eliminate paper work connected with loan servicing, and consequently reduce costs, both to the Government and the lender.

(2) Permitting conversion of existing insured mortgages and direct loans to this new type of direct mortgage insured loan. As soon as existing insured mortgages are converted, all insured loans could then be handled in the same manner, thus reducing administrative costs.

(3) Eliminating, for these direct mortgage insured loans, (a) the lender's option to collect the insurance where the borrower is in default for 12 months, and (b) the requirement of notice of default to the lender.

(4) Eliminating the requirement that the Secretary act "promptly" in (a) remitting collections to lenders (because some borrowers repay as often as twice a month and cumulating these payments, probably for periods up to 3 months, would save bookkeeping costs), and (b) advising lenders of borrowers' defaults and paying the amounts defaulted (because short delays by borrowers should not necessitate drawing on the insurance fund).

(5) Making default in payment of principal or interest, rather than every breach of a covenant, the only kind of default for which notification would be given to the holders of old type insured mortgages, or that would entitle such holders to collections from the insurance fund.

The above amendments make it possible to use the same procedures for insured loans under this act as for soil and water conservation loans under Public Law 597, 83d Congress.

Extension of Real Estate and Construction Loan Authority of National Banks. (Public Law 343, approved August 11, 1955.)

This measure, which amends section 24 of the Federal Reserve Act, is designed (a) to place national banks in a stronger competitive position with other types of lending institutions by extending their authority to make real estate and construction loans, and thus (b) to increase the availability of housing credit in some areas. The new law:

(1) Permits national banks to make an additional type of conventional mortgage loan, namely, an amortized first mortgage loan on improved farm or urban real estate in an amount not exceeding 66-2/3 percent of the appraised value of the property, with maturity of 20 years, provided the loan is amortized at an average rate of 5 percent per annum (i.e., completely liquidated over the 20-year period).

Formerly, national banks could not make such long-term amortized loans; they could make loans without amortization, provided the amount was restricted to 50 percent of the appraised value and the maturity did not exceed 5 years. They also could make amortized loans up to 60 percent of the appraised value with maturities up to 10 years, if 40 percent of the loan would be amortized in that period.

(2) Increases the maximum amount of the 10-year amortized mortgage loans from 60 percent to 66-2/3 percent of the appraised value of the realty, making the 10-year and 20-year amortized loans uniform in this respect.

(3) Lengthens from 6 to 9 months the permissible duration of loans to finance the construction of residential and farm buildings. Experience has indicated that the 6-month period for construction loans is unrealistically short, but that a 9-month period would be adequate in most cases.

WATER, POWER, AND FLOOD CONTROL

Modification of Project for Ferrells Bridge Reservoir, Texas. (Public Law 160, approved July 15, 1955.)

This law modifies the general plan for flood control on Red River below Denison Dam, Texas and Oklahoma, to include an increase of approximately 250,000 acre-feet of storage for water supply purposes in Ferrells Bridge Reservoir at an estimated cost of \$3,200,000, to be paid by local interests.

The Ferrells Bridge Reservoir was authorized (in the Flood Control Act of July 24, 1946) for flood control purposes alone, and was originally designed to provide a very small conservation pool, inasmuch as the need for water supply in this project was not foreseeable at the time of authorization. This particular section of northeast Texas in recent years has not only suffered from droughts, but domestic requirements have increased to such an extent that present ground water supplies are inadequate.

P.L. 160 provides that the local contributions be made either on a percentage basis as construction of the project progresses, or in a lump sum as soon as a definite completion date can be established. Irrespective of the method selected, the payment must be made no later than at such time as may be determined by the Chief of Engineers that will assure orderly construction to proceed to completion without interruption or delay.

Authorization to Construct Drainage and Flood-Control Works for Rehabilitation of Anthracite Mines in Pennsylvania. (Public Law 162, approved July 15, 1955.)

This law authorizes the Secretary of the Interior to contribute \$8,500,000 to the Commonwealth of Pennsylvania, on a matched-fund basis, for the construction of ditches, flumes, underground dams, tunnels, pumping plants, and other facilities necessary for the conservation of the anthracite coal resources of Pennsylvania. The Commonwealth will have full responsibility for installing, operating, and maintaining each project, but the projects must be approved by the Secretary of the Interior.

Federal funds authorized in this law were appropriated in Public Law 218, above.

Modification of the Flood-Control Project on Red River, Texas. (Public Law 218, approved August 3, 1955.)

This law modifies the existing flood-control project for the Red River below Denison Dam, authorized in Public Law 780, 83rd Congress, to provide for construction and operation of Cooper Dam and Reservoir on South Sulphur River, Texas, and for various other channel improvements and levees according to the construction plans recommended in the report of the Chief of Engineers in House Document No. 488, 83rd Congress. The report recommends 7 projects in Oklahoma, Arkansas, Louisiana,

and Texas at an estimated total cost of \$15,108,000, to be shared by the Federal Government and non-Federal interests.

P.L. 218 provides that this construction be subject to the requirements that local interests (1) contribute the amounts allocated to water supply toward the costs of construction and operation of Cooper Reservoir; and (2) with respect to other features of the modified project (a) provide lands, easements, and rights-of-way; (b) protect the United States from damage claims; and (c) maintain and operate the works.

Flood Protection for St. Louis, Mo. (Public Law 256, approved August 9, 1955.)

This law authorizes construction of flood-control improvements on the right bank of the Mississippi River for protection of certain areas at St. Louis, Missouri, substantially as recommended by the Chief of Engineers (Department of Defense) in Senate Document No. 57, 84th Congress, at an estimated cost of \$123,020,000 Federal funds and \$7,967,000 non-Federal funds. Recommended improvements include construction of levees, floodwalls, pumping plants, stormwater ponding areas, necessary pressurized sewers, high-level sewer interceptions, and related works.

Authorization to Construct Flood-Control and Drainage Works on the Amite River and Tributaries, Louisiana. (Public Law 274, approved August 9, 1955.)

This law authorizes construction of improvements in the interest of flood control and major drainage on the Amite and Comite Rivers and Bayou Manchac, Louisiana, in accordance with the provisions of a Corps of Engineers survey report dated June 8, 1955. The total estimated cost of the project is \$4,212,000, of which the Federal portion is currently estimated at \$3,008,000 and the non-Federal \$1,204,000.

The authorization of Federal participation is made subject to the provisions that local interests furnish all lands, easements, and rights-of-way; make relocations or modifications to powerlines, pipelines, and other public utilities; maintain and operate all works after completion; protect the United States against damage claims; and provide a cash contribution or equivalent construction work, according to a formula.

Modification of San Joaquin River (Flood Protection) Project, California. (Public Law 327, approved August 9, 1955.)

This law modifies the authorization (in the Flood Control Act of December 22, 1944) for the flood-protection project on the San Joaquin River and tributaries, California, by permitting local interests to construct levees and other channel improvements instead of furnishing flowage easements, along the San Joaquin River upstream of the mouth of the Merced River. It protects the interests of the Federal Government by prohibiting the increase of flood hazard in downstream areas as a result of the construction; by requiring that the timing and sequence of construction by local interests be in good relation to the development of flood control storage on the tributaries of the San Joaquin River; and by requiring that the construction and maintenance of the levees and channel improvements be undertaken at no cost to the United States.

Authorization to Construct the Trinity River Division, Central Valley (Reclamation) Project, California. (Public Law 386, approved August 12, 1955.)

P.L. 386 authorizes an appropriation of \$225,000,000 for construction, operation, and maintenance of the Trinity River division of the Central Valley Project, California, by the Secretary of the Interior, in accordance with the provisions of Federal reclamation laws.

It also provides that appropriations for construction of the Trinity River development, and gross revenues from the development, shall be available and used for in-lieu-of-tax payments to Trinity County and for payments to the county for certain additional costs of government--i.e., police, hospital, and welfare facilities; repair, maintenance, and replacement of roads; and construction of new roads. This is the first legislation authorizing Federal payments to a State or local governmental agency for additional costs of government attributable to construction of a reclamation project. Such a policy was considered warranted in this instance because the Federal Government owns approximately 90 percent

of the land in Trinity County, and the construction activities would unduly burden the private tax payers owning the remaining 10 percent of the county. Payments to the public-school districts in the project area are to be made according to existing laws (e.g., Public Law 815, 81st Congress, as amended, which provides assistance for building school facilities in areas with larger concentrations of Federal personnel. See P.L. 382 below).

Although P.L. 386 authorizes the power facilities of the project to be constructed by the Federal Government, it also contains a proviso directing the Secretary of the Interior (a) to continue, and bring to a conclusion within 18 months, negotiations with the Pacific Gas and Electric Company about the latter's proposal to construct the power facilities and pay the Federal Government annually for the falling water, or (b) to negotiate with any other public or private utility company that might wish to enter into such a "partnership" arrangement. Any agreement reached would not become effective, however, unless approved by Congress.

SCHOOLS

Amendments to Public Law 815, 81st Congress, Providing School Construction Assistance in Federally Affected Areas. (Public Law 382, approved August 12, 1955.)

This measure makes 4 changes in Public Law 815, 81st Congress, as amended (which provides for assistance to local educational agencies for construction of school facilities in areas affected by Federal activities) that are designed to correct certain inequities which have arisen under that law, and to improve its future operation. These amendments:

(1) Authorize the Commissioner of Education to donate temporary school facilities, in lieu of payments for the construction of permanent facilities, to school districts having temporary increases in membership. The Commissioner is authorized to make the donations at such time and under such terms and conditions as he deems appropriate.

(2) Authorize a special appropriation to permit payment of nearly \$6 million to 27 school districts which, through a technical ruling, lost Federal funds because they let contracts to construct school facilities with local funds between two cutoff dates, November 24, 1953 and June 30, 1954. In addition, Public Law 815 was changed to prevent repetition of such an occurrence.

Previously, the law provided that the Federal share of the cost of a project could not exceed the cost of providing minimum school facilities for the applicant's "unhoused" children (i.e., the number of children in excess of available school facilities); that when the Commissioner of Education determined that the funds available for a fiscal year would not be sufficient to meet all requests on file, he should set a cutoff date for receipt of applications to participate in the funds that were available for that fiscal year; and that any contracts entered into by the school district for construction of school facilities before the cutoff date should be counted as capacity available in determining the number of unhoused children. Thus, the 27 school districts mentioned above, because of their low-priority position at the time of the first cutoff date (November 24, 1953) were not reached with the first appropriation for fiscal 1954; and as a result of the contracts let by the time of the second cutoff date (June 30, some districts had no unhoused children and others had considerably less than they had on the first date.

As amended by P.L. 382, the law provides that in the future the number of unhoused children shall be determined by counting school facilities available (including contracts let) as of the earliest cutoff date on or before which an application is filed. The count of available facilities will not be changed if the application is paid out of a later appropriation to which a later cutoff date applies. This change is made effective December 1, 1954, which was the first cutoff date set for payments for estimated increases occurring between June 1954 and June 1956.

(3) Extend for one year, to June 30, 1956, section 401 of Public Law 815, which provides for payments to local educational agencies educating children living on tax-exempt Federal property (mostly Indian children) outside the school district; and liberalize eligibility requirements for those agencies in order to facilitate the absorption of Indian children into the public schools.

(4) Add a new subsection to section 308 of the law, which provides for payments in hardship cases (including cases where a local educational agency cannot finance the non-Federal share of the cost of a project for which it is otherwise eligible for assistance under the act), to authorize a special

appropriation to permit payments to agencies which (a) had filed applications under this section before June 30, 1954, and (b) had met all the eligibility requirements except the 20-percent requirement as to children countable for payments under this title (i.e., the increase in federally connected children after June 30, 1952, had to equal at least 20 percent of the membership at the close of the school year 1953-54). The new subsection lowers this 20 percent figure to 10 percent and provides that new applications must be filed with the Commissioner on or before November 1, 1955.

Construction Regulations

ODM Reduced the Number of Industrial Categories Eligible for Rapid Tax Amortization. (Defense Mobilization Order-VII-6, Supplement 1, issued August 11, 1955; ODM press release No. 416, dated August 11, 1955.)

On August 11, 1955, the Director of Defense Mobilization suspended rapid tax amortization allowances for 38 categories of industrial expansion, and ended fast write-offs for 19 additional types. Among the categories suspended were gas pipelines, and oil refining, electric power, and warehousing and storage facilities; and among those closed were Portland cement plants and facilities for producing wide flange structural shapes.

The 38 suspended goals are now being reviewed to determine whether adequate productive capacity exists to meet defense mobilization needs. When the review is completed the goals will either be reopened or closed.

As a result of the August 11th order, only 20 types of expansion goals closely linked to military and atomic energy programs are still eligible for fast write-offs. Each of these goals will be reviewed upon completion of the suspended expansion goals review.

New Regulations Affecting Construction in Recent Disaster Areas

Small Business Administration

The Small Business Administration was made responsible for the handling of all applications, from both businessmen and homeowners, for Government disaster loans in areas stricken by the recent floods. SBA is authorized under section 207(b) of the Small Business Act of 1953, as amended (see P.L. 268 above), to make 20-year loans for rehabilitating buildings, up to the amount of loss sustained, if the borrower is not able to get money from private sources at reasonable terms.

Authority was given the 20 emergency disaster loan offices opened by SBA in the flooded areas to approve loans up to \$20,000. Four permanent SBA offices were authorized to approve special disaster loans up to \$50,000. All applications for loans in excess of \$50,000 must be referred to Washington, D.C., for action.

In addition to the entire States of Connecticut and Delaware, the following counties were designated by SBA as major disaster areas as a result of the recent hurricanes: MASSACHUSETTS--Berkshire, Bristol, Essex, Franklin, Hampden, Hampshire, Norfolk, Middlesex, Plymouth, Suffolk, and Worcester; NEW JERSEY--Hunterdon, Somerset, Sussex, and Warren; NEW YORK--Columbia, Dutchess, Orange, Rockland, Sullivan, and Ulster; NORTH CAROLINA--Beaufort, Brunswick, Carteret, Craven, Hyde, Jones, Lenoir, New Hanover, Onslow, Pamlico, and Pender; PENNSYLVANIA--Berks, Bradford, Bucks, Carbon, Chester, Columbia, Dauphin, Delaware, Lackawanna, Lancaster, Lebanon, Lehigh, Luzerne, Lycoming, Monroe, Montgomery, Montour, Northampton, Northumberland, Philadelphia, Pike, Schuylkill, Sullivan, Susquehanna, Tioga, Wayne, and Wyoming; RHODE ISLAND--Providence; and SOUTH CAROLINA--Horry. (Federal Register, Vol. 20, No. 166, August 25, 1955, pp. 6230-6232; No. 167, August 26, 1955, p. 6269; No. 168, August 27, 1955, p. 6307; No. 172, September 2, 1955, p. 6505; No. 175, September 8, 1955, p. 6600; and ODM press release No. 423, dated August 30, 1955.)

Office of Defense Mobilization

(1) On August 25, 1955 (under the provisions of the Defense Production Act of 1950, as amended, and as authorized by Executive Order 10634), the Director of Defense Mobilization set in motion machinery for prompt certification to the Treasury Department of applications from business establishments for loans needed to reconstruct, rehabilitate, or replace defense facilities damaged or destroyed by the recent floods.

(2) In addition, by amendment to ODM Regulation I (approved by the President on August 25, 1955), the Director also made these establishments immediately eligible for rapid tax write-off benefits covering fast amortization of the cost of rebuilding facilities. Regulation I governs the issuance of necessity certificates.

To be eligible either for Defense Production Act loans or for fast tax write-off benefits, the business must be in those fields for which expansion goals have been established since the beginning of the Korean situation by either the Defense Production Administration or the Office of Defense Mobilization. More than 200 goals embracing a wide variety of products, materials, and facilities are involved. This includes those goals which were closed or suspended by Defense Mobilization Order VII-6, Supplement 1 (see above), provided the facility is to be rebuilt within the flooded areas and not relocated elsewhere. In fact, the August 25th amendment to ODM Regulation I would have the effect of reopening some of the closed or suspended goals, since some of the industries involved, such as brass and machine tool fabricators, were largely concentrated within the disaster areas. (Federal Register, Vol. 20, No. 171, September 1, 1955, pp. 6433 and 6452; ODM press release No. 420, dated August 25, 1955.)

(3) On August 27, 1955, the Director (through the issuance of Supplement 1 to Defense Mobilization Order VII-3) ordered that the Government's priority powers under the Defense Production Act be used so that materials, services, and equipment would be provided quickly to restore operations of defense and defense-supporting plants in the flood stricken areas. This type of assistance will be provided to plants needed for producing items covered by either open or closed expansion goals, as well as to plants producing on military orders. (Federal Register, Vol. 20, No. 169, August 30, 1955, p. 6339; ODM press release No. 422, dated August 27, 1955.)

Federal Housing Administration

(1) The recent credit restrictions on FHA home loan terms (see pp. 53-54, August 1955 issue of Construction Review) were lifted for the replacement of homes lost in the floods. The terms for qualified home buyers in designated disaster areas permit a 5 percent downpayment on the first \$9,000 of appraised value and 25 percent on the amount in excess of \$9,000 for the purchase of new homes. For the purchase of existing homes, the downpayment requirement is 10 percent of appraised value, plus 25 percent of the amount in excess of \$9,000. In each case the maximum amount of mortgage FHA is permitted by law to insure on a single-family home is \$20,000. The mortgage term for this disaster housing has been extended to 30 years, making possible lower monthly payments. (Federal Register, Vol. 20, No. 166, August 25, 1955, pp. 6223-6224.)

(2) The special disaster terms, authorized under section 203(h) of the National Housing Act, for FHA-insured loans on low-cost homes were put into effect. This permits a qualified person to build a low-cost home or purchase an existing property (or refinance an outstanding mortgage to include cost of repairs on an existing property) with a maximum 30-year mortgage up to \$7,000, and without a downpayment. (HHFA press release, dated August 24, 1955.)

(3) Lending institutions were authorized by FHA to work out agreements with borrowers to suspend payments temporarily on FHA-insured home loans and on FHA Title I repair and modernization loans, in places recently designated by the President as disaster areas (Connecticut, New Jersey, North Carolina, and eastern half of Pennsylvania, Woonsocket, Rhode Island, and Georgetown and Horry Counties in South Carolina, and certain portions of Massachusetts, New York, and New Mexico). (FHA directive (TI-129) to all qualified Title I lending institutions in the designated areas, dated August 24, 1955; and HHFA press release, dated August 24, 1955.)

Construction Review brings together under one cover virtually all of the Government's current statistics that pertain to construction. Published jointly by the U. S. Department of Commerce and the U. S. Department of Labor, this monthly report is designed to serve the wide variety of groups and individuals among businessmen, government officials, legislators, labor unions, research workers, and the general public who need a convenient reference to the many facets by which current trends in construction may be gaged.

The various measures of construction are shown in detail wherever possible, by type of construction, trade, or material, and in addition, by location. The Index to statistical tables is a guide to the detail provided by each tabulation.

Most of the statistical series shown are prepared separately or jointly by the two agencies responsible for this publication. The remainder, specifically accredited, originate in other governmental agencies or are contributed by private organizations.¹

Almost all the statistics are presented on a monthly basis; the rest, quarterly. Except where noted, all data relate to the continental United States.

DEFINITION OF THE SERIES

Part I--Construction Put in Place. Construction, for the purpose of this series, is defined to include the engineering, design, and production of all fixed works and structures. Only new construction, including major additions and alterations, is covered; maintenance and repair work is excluded. The estimates cover build-

ings; other structures such as dams, levees, and bridges; and nonstructural works such as airfields, highways, canals, and navigation channels. They include the installed value of equipment generally considered an integral part of a structure and commonly included in the contract price, such as plumbing, heating, and air conditioning equipment and elevators. They exclude separable equipment, such as production machinery, power-generating equipment, and furnishings.

Clearing and development of land is included. If, however, an existing structure is demolished in the process, the demolition itself is excluded. Excluded also are oil, gas, and water well drilling; the digging and shoring of mines; and work which is an integral part of farming operations such as plowing, terracing, and the digging of drainage ditches.

Value of construction includes the cost of architectural and engineering fees, land development costs, material and equipment installed, labor, overhead, and profit on construction operations, but not speculative profits. Also included are the value of force-account work (construction done, not through a contractor, but directly by a business or government agency using a separate work force to perform nonmaintenance construction on the agency's own properties), as well as the value of work done by owners or their families on their own homes, farm buildings, and the like.

Estimates of the value of construction measure the value of work put in place on all structures and facilities under construction during a given period regardless of when work on each individual project was started.

¹The private contributors are as follows: American Appraisal Co. (525 E. Michigan St., Milwaukee 2, Wis.), Associated General Contractors of America, Inc. (329 E St., N. W., Washington 4, D. C.), E. H. Roebck and Associates (1406 M St., N. W., Washington 5, D. C.), and the Engineering News-Record (330 W. 42nd St., New York 36, N. Y.), which provide this bulletin with construction cost indexes; the F. W. Dodge Corporation (119 W. 40th St., New York, N. Y.), which provides contract award values for the 37 eastern States; and the following private associations whose materials production, shipments, and other statistics on materials are published here: American Institute of Steel Construction (101 Park Ave., New York 17, N. Y.), American Iron and Steel Institute (350 Fifth Ave., New York 1, N. Y.), Douglas Fir Plywood Association (Tacoma Bldg., Tacoma 2, Wash.), National Electric Manufacturers Association (155 E. 44th St., New York 17, N. Y.), National Lumber Manufacturers Association (1319 18th St., N. W., Washington 6, D. C.), and National Wood Work Manufacturers Association (332 S. Michigan Avenue, Chicago 4, Ill.).

Federally owned construction covers all projects financed exclusively with Federal funds, whether the work is done by force-account or by private contractors. State and locally owned construction, which also covers both force-account and private-contract work, includes projects financed entirely by State and local governments, as well as projects financed in part by the Federal Government under grants-in-aid programs. Thus, the value figures for State and locally owned construction include the funds obtained from all three levels of government--Federal, State, and local. For the most part, the types of projects involving both Federal and State or local government monies are highways, airfields, schools, hospitals, and sewage-disposal and water-supply facilities.

Part II--New Housing. The housing series in this report cover only permanent and housekeeping dwelling units, which are defined as dwelling places containing permanent cooking facilities, or the minimum built-in facilities essential to housekeeping.

The series on the number of new permanent nonfarm dwelling units started, widely known as housing starts, includes prefabricated housing (if permanent), but excludes conversions (which are not new dwelling units) and hotel, dormitory accommodations, and military barracks (none of which are housekeeping dwellings). Excluded also are all temporary dwelling units, such as trailers, sheds, and shacks, as well as all farm housing.

The housing starts estimates are based on local building permits issued /adjusted for canceled permits and for lag between permit issuance and start of construction) and public contracts awarded, plus a field count of units started in a sample of nonpermit-issuing places.

Construction is said to have started when excavation work for the basement or the foundation of the structure has commenced.

This series was revised beginning with data for January 1954. The new series presents statistics for the 4 broad Census regions (Northeast, North Central, South, and West) and for the metropolitan, as compared with the nonmet-

ropolitan segment of the country. Estimates by metropolitan-nonmetropolitan location have been carried back on a monthly basis through January 1953, and on an annual basis through 1950.

These geographic data replace the urban-rural classification used previously. Also, rental-type units in the new series are classified as 2-4 family and 5-or-more family structures, compared with the former classification of 2-family and 3-or-more family structures.

Construction cost data shown here represent the average of builders' estimates of the construction cost of all new private 1-family houses started nationally. The construction cost averages are affected by variations in size and design of the houses, in the size and type of projects started, and differences in construction methods, as well as changes in cost of materials and labor. They do not represent the construction cost of a typical house, and should not be confused with selling price or permit valuation.

The cost data are based primarily on builders' estimates of construction cost as shown on the building permit, and on reports of construction cost by individual construction contractors in a representative group of localities not issuing permits. Building-permit information is adjusted for the general understatement of costs shown on permit applications.

The construction cost figures cover the cost of labor, materials, and subcontracted work, and that part of the builders' overhead and profit chargeable directly to the building of the houses. Included are the costs of equipment which becomes an integral part of the structure and is essential to its general use. Excluded are the costs of land, site improvement, architectural and engineering fees, and sales profits.

While the series on total nonfarm dwelling units started, as well as the series on units started under FHA and VA programs, cover new housing only, as distinguished from converted or existing housing, the statistics on nonfarm mortgage recordings of \$20,000 or less refer to both new and existing structures. Furthermore, the latter series covers all types of building construction, but resi-

dential building accounts for the larger proportion of these mortgage recordings.

Part III--Building Permits. The statistics on building construction authorized by local building permits, beginning with data for January 1954, measure building activity in all localities having building-permit systems--rural nonfarm as well as urban. Such localities (over 7,000) include about 80 percent of the total nonfarm population of the country, according to the 1950 Census.

The building-construction data cover federally as well as nonfederally owned projects. Figures on the amount of construction contracts awarded for Federal projects and for public housing (Federal, State, and local) in permit-issuing places are added to the valuation data (estimated cost entered by builders on building-permit applications) for privately owned projects; construction undertaken by State and local governments is reported by local officials.

No adjustment has been made in the building-permit data to reflect the fact that permit valuations generally understate the actual cost of construction, nor for lapsed permits or the lag between permit issuance or contract-award dates and start of construction. Therefore, they should not be considered as representing the volume of building construction started.

Statistics shown in this report for the total metropolitan area of the country represent the 168 Standard Metropolitan Areas used in the 1950 Census. Data for individual metropolitan areas (which were selected from those for which building-permit coverage is complete or virtually complete) include an estimate for non-permit-issuing places in each area.

Permit valuation figures do not include the costs of (1) demolishing or moving buildings, (2) nonbuilding construction (e.g., streets and highways, pipelines, water and sewer systems, etc.), or (3) land, land development, and architectural and engineering fees.

The builders' estimates of cost as reported on the building permit, basically include the value of labor and materials involved. However, because of differences in requirements, administration,

and enforcement among the many local permit systems covered in this series, and variations in how individuals report, precise information is lacking regarding the extent to which the cost of service facilities essential to the general use of the building, or builders' overhead and profit, are included.

Dwelling units are defined the same for the building-permit series as for the series presented in Part II (New Housing) of this report. The nonhousekeeping residential building shown here is comprised of such structures as hotels, dormitories, tourist cabins, and clubs and association buildings with bedrooms.

Part IV--Contract Awards. The value of contracts awarded represents the amount of the construction contracts let during a given period of time for new construction, including major additions and alterations. Maintenance and repair work is not covered. As in the "construction put in place" series, equipment which becomes an integral part of structures and is essential to their general use is included, as well as costs of land development, materials, labor, and contractors' overhead and profit on construction operations. Similarly, the value of Federal force-account work is also included, but the cost of land and separable equipment are excluded. However, unlike the construction put in place series, the statistics on contracts awarded exclude architectural and engineering fees and non-Federal force-account work, but include a small amount of demolition work when it is part of the overall contract for new construction.

Figures on federally owned projects are compiled from notifications of construction contracts awarded, obtained from other Federal agencies. Data on non-Federal construction are obtained from records compiled by the F. W. Dodge Corporation, for the 37 States east of the Rocky Mountains. For the remaining States, they are based on reports from local building-permit officials, augmented by reports on construction contract awards which appear in a number of construction trade periodicals. Inquiries about the Dodge contract-award series may be addressed directly to that company.

Part V--Costs. The Department of Commerce composite construction cost index is a combination of various cost indexes (prepared by private organizations and other government agencies), weighted monthly by the current relative importance of the major classes of construction shown in the series on construction put in place. It is, therefore, the equivalent of a variable weighted indicator, reflecting monthly changes not only in the component indexes, but also in the relative importance of the major classes of construction which are used as weights.

The individual private indexes reported monthly by the American Appraisal Company, Associated General Contractors, E. H. Boeckh and Associates, and the Engineering News-Record are computed from quotations for a designated bill of materials and a specified amount of labor. The indexes differ as to the amounts and kinds of materials and labor measured, geographic coverage, and the extent to which adjustments are made for variations in labor efficiency, overhead and other factors affecting construction costs.

Cost indexes applicable to particular locations and special types of construction may be obtained from most of these compilers.

All materials usually incorporated into buildings by the general contractor, or his subcontractors, are covered in the index of wholesale prices of building materials. Specifically excluded are consumer durable goods such as kitchen ranges, refrigerators, and air-conditioning equipment. Goods of constant quality are priced from period to period, so that the index measures the effect only of price, rather than of quality change. "Wholesale" refers to sales in large lots, at primary market levels.

The series was revised, beginning with the January 1952 index, to include the pricing of additional materials, a different weighting pattern, and a change in the pricing period. The revised index, based on 1947-49=100, is the "official" wholesale price index of the Federal Government for January 1952 and all subsequent months; the indexes previously published on the base 1926=100 are the official price indexes for Decem-

ber 1951 and all earlier dates. The index presented here for the year 1951 on a 1947-49=100 base is taken from a "linked" series, calculated solely for analytical purposes, and does not supersede the former index (1926=100) as the official series for that year.

Union wage scales are the minimum wage rates agreed upon through collective bargaining between employers and trade unions. Overtime beyond the negotiated maximum daily and weekly hours is excluded. In addition, the scales do not reflect either rates for apprentices or premium rates paid for special qualifications or other reasons.

Part VI--Materials. The Indexes of Construction Materials Output provide measures of production or shipments for ten groups of construction materials, and are based on the output of 43 selected materials. Monthly indexes are provided for eight groups of materials, quarterly indexes for the other two groups, and annual levels are given for all groups.

In computing the indexes, the current monthly or quarterly unit production or shipments data are converted to aggregate values by multiplying 1947-49 average prices at the mills, factories, or plants. The base period aggregate values (1947-49 monthly average = 100) are derived by multiplying 1947-49 monthly average output by the 1947 average factory, mill, or plant price. By the use of varying physical quantities, and constant prices, the group indexes represent physical quantity measures. The trend lines appearing on the charts are derived from the group indexes by removing the month-to-month fluctuations resulting from seasonal and erratic factors. The lines are 12-month moving averages centered on the seventh month, with each calendar year centered on July. Projections for the last 6 months are made by using the current data adjusted for the seasonal movements appearing during the period 1952-54, and smoothed by a 3-month moving average.

Part VII--Employment. Data on employment in contract construction cover all employees of construction firms who worked during, or received pay for, the payroll period ending nearest the 15th of the month, regardless of the type of

work performed. Only firms engaged in the construction business on a contract basis for others are included, but such firms pursue all kinds of construction activities--new work, alterations, demolitions, maintenance, and repairs. Excluded are self-employed construction workers, working proprietors, and force-account employees of non-construction firms and public agencies engaged in construction activities.

The hours and earnings estimates relate only to nonsupervisory construction workers and working foremen. All such workers, regardless of skill, are included if they are engaged in any way in contract construction activities (on either privately or publicly owned projects).

The earnings statistics shown are gross earnings before deductions for old-age and unemployment insurance, withholding tax, bonds, and union dues. Gross earnings include the workers' base pay, premium pay for overtime and for bonuses, and pay for sick leave, holidays, and vacations taken, but such items as employer contributions to welfare funds, and to insurance or pension plans, are excluded.

The indexes of weekly man-hours in contract construction are a composite measure of the trends in construction-worker employment and average weekly hours. They provide a more meaningful measure of contract-construction activity than the employment or average weekly hours series alone, since the volume of work done is dependent upon both the number of workers employed and the length of their workweek.

The foregoing employment and earnings series are based upon reports from individual contracting establishments; these reports do not contain the detail necessary to separate employment according to the kind of construction work performed, as reported in the tables on labor requirements for new construction. To yield this information, the figures on the value of new construction (see the tables on new construction put in place) are converted into estimated man-months of work, using a factor representing the value of work put in place per man-hour. This factor relates to different time periods and is based on diverse sources,

according to the type of work. For most types of work, no adjustment is made for productivity. Therefore, although the series provides a suitable general measure of labor requirements, it cannot be used to gage changes in productivity.

The labor requirement figures derived by this method are not employment figures in the same sense as those developed from employment reports. They are, instead, an approximate measurement, in terms of number of full-time workers, of the labor required to put in place the dollar volume of new construction reported for the specified period.

Since the basic data (dollar volume) cover the entire value of the work put in place, all the labor charged to the construction is included--wage and salaried employees, in addition to the working proprietors, self-employed, and employees of operative builders. Furthermore, force-account work, which is excluded from data on employment by construction contractors, is included in the labor requirement series. Also, contractors' employees may work on all kinds of construction work--demolitions, or repair and maintenance projects, as well as new construction--but the figures on labor requirements have been developed for new projects only.

Information shown in this report on apprentices in the building trades applies only to registered apprentices. A registered apprentice is defined as an employee who, under an expressed or implied agreement for a stipulated term, receives instruction in a registered apprenticeship system, and concerning whom a recognized apprenticeship agency has on record all the information it requires.

The apprenticeship data are obtained from local apprenticeship committees, trade unions, employers' associations, and building trades councils, by field representatives of the Federal Government and cooperating State Apprenticeship Agencies. Occupational classifications are based on descriptions in the Dictionary of Occupational Titles (Washington, U. S. Employment Service, 2d Ed., 1949). For the purposes of the tabulation presented here, three classifica-

tions--brick, stone, and tile workers; cement masons; and plasterers--have been combined into one group, the trowel trades.

SELECTED REFERENCES

Descriptions of the techniques of compiling most of the series included, as well as related explanatory information and historical statistics are contained in

the following selected group of Government publications. Starred (*) items may be obtained from the Superintendent of Documents, U. S. Government Printing Office, Washington 25, D. C., at the prices shown. The remainder listed below are available upon request to the agency responsible for the publications, unless otherwise indicated.

*Business Statistics: A Supplement to the Survey of Current Business. 1953 Biennial Edition. U. S. Department of Commerce, Office of Business Economics. \$1.00.

Construction and Building Materials, Statistical Supplement, Construction Volume and Costs, May 1954. Field Office of the Department of Commerce, or Sales and Distribution Division, Office of Publications Management, Department of Commerce, Washington 25, D. C. 75 cents.

Construction Cost Indexes, BLS Report No. 73, November 1954. U. S. Department of Labor, Bureau of Labor Statistics, Washington 25, D. C.

*Construction During Five Decades, Historical Statistics, 1915-52. BLS Bulletin No. 1146. U. S. Department of Labor, Bureau of Labor Statistics. 45 cents.

*Employment and Earnings. Monthly. U. S. Department of Labor, Bureau of Labor Statistics. Subscription price: \$3.00. Single copies vary in price.

Employment and Earnings. Annual Supplement Issue. May 1955. U. S. Department of Labor, Bureau of Labor Statistics, Washington 25, D. C.

*Seventh Annual Report-Housing and Home Finance Agency. Calendar Year 1953. Housing and Home Finance Agency. \$1.25.

Housing Statistics. Special Year-end Issue with Annual Statistics. January 1955. Housing and Home Finance Agency, Division of Housing Research, Washington 25, D. C.

New Construction Expenditures, 1915-51: Labor Requirements 1939-51. U. S. Department of Labor, Bureau of Labor Statistics, Division of Construction Statistics, Washington 25, D. C.

*Techniques of Preparing Major BLS Statistical Series, BLS Bulletin 1168, U. S. Department of Labor, Bureau of Labor Statistics. 60 cents.

Chapter II--Estimating National Housing Volume

Chapter III--Estimating Expenditures for New Construction

Chapter IV--Labor Required for New Construction

Chapter VI--Measurement of Industrial Employment

Chapter VII--Hours and Earnings in Nonagricultural Industries

Chapter X--Wholesale Price Indexes

Chapter XII--Studies of Occupational Wages and Supplementary Benefits

*Union Wages and Hours: Building Trades, July 1, 1954. BLS Bulletin 1175. U. S. Department of Labor, Bureau of Labor Statistics. 30 cents.

"Revised Wholesale Price Index of Building Materials," Construction, March 1952, pp. 3-8. U. S. Department of Labor, Bureau of Labor Statistics. Division of Construction Statistics, Washington 25, D. C.

"A Description of the Revised Wholesale Price Index." Serial No. R.2067. Monthly Labor Review, Feb. 1952. U. S. Department of Labor, Bureau of Labor Statistics, Washington 25, D. C.

*Wholesale Prices, 1951 and 1952. BLS Bulletin 1143. U. S. Department of Labor, Bureau of Labor Statistics. 30 cents.

